



Peter Clarke

24 Manor Court Avenue Road, Leamington Spa, CV31 3NL

- FOR SALE WITH NO ONWARD CHAIN
- Convenient town location - walking distance to Leamington Railway Station
- Two Bedroom ground floor apartment with pleasant outlook
- Spacious living/dining room with wide balcony
- Single Garage en-bloc
- Communal Gardens
- Ample parking
- Lift access to all floors
- Leasehold - Long Lease with share of Freehold



Price Guide £225,000

\*\*\* For Sale with NO ONWARD CHAIN\*\*\*

A good sized two-bedroom ground floor apartment with pleasant views, garage and parking located close to Leamington Spa town centre. Affording extremely easy access to the town's renowned shopping facilities, bars and restaurants, and with the railway station a short distance away this property is a real must see!

#### ACCOMMODATION

The accommodation briefly comprises: Hallway with intercom system, useful cupboard, good size Living/Dining Room with feature fireplace and patio doors leading to wide balcony with pleasant view looking out on to a variety of trees. Kitchen with a range of fitted units, electric cooker and washing machine. Two double bedrooms with built in wardrobes. Bathroom with bath, shower over, wash hand basin and toilet.

Outside to the front of the property are large communal gardens with lawned area and ample parking. Beneath the apartment is a single garage en-bloc.

#### GENERAL INFORMATION

**TENURE:** We are informed the property is Leasehold with 978 years remaining. Share of Freehold. We have not seen evidence and purchasers should check this before proceeding.

**SERVICE CHARGE:** We understand that there is an annual service charge of £2,860 payable to Exclusive Property Management Ltd, but purchasers are advised to check this information before proceeding.

**SERVICES:** We have been advised by the vendor there is mains electricity, water and drainage are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

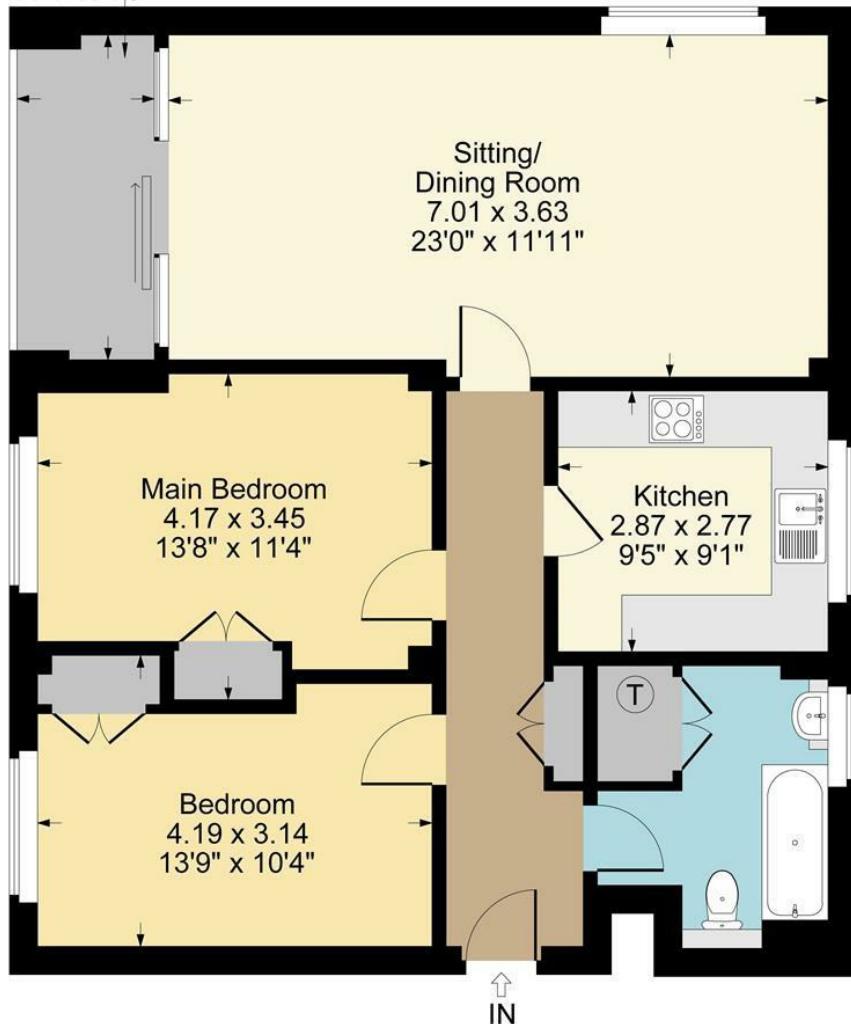
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** F. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.



Terrace  
3.45 x 1.36  
11'4" x 4'6"



Ground Floor

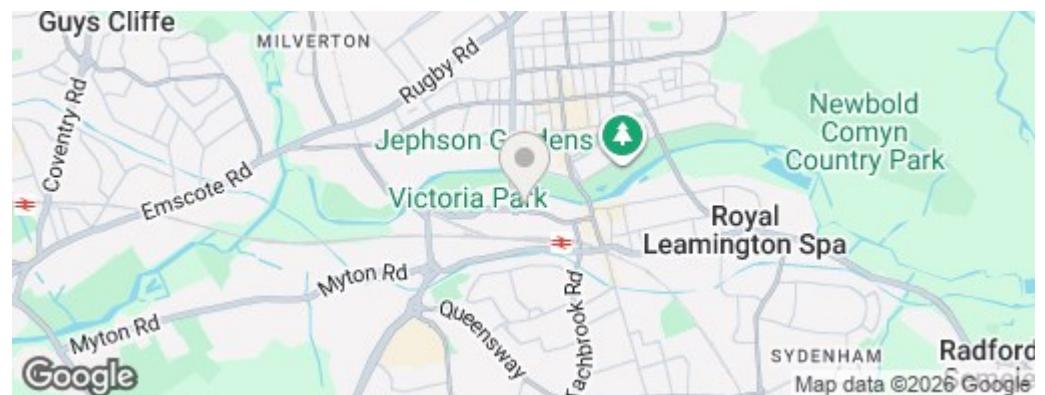


Approximate Gross Internal Area  
Ground Floor = 75.38 sq m / 811 sq ft  
Garage = 12.47 sq m / 134 sq ft  
Total Area = 87.85 sq m / 945 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

Garage  
5.05 x 2.47  
16'7" x 8'1"

Garage



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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