



**Connells**

Avon Court Kenilworth Road  
LEAMINGTON SPA



### Property Description

Spacious two bedroom apartment for sale in the popular building of Avon Court. Set within beautifully maintained communal gardens the property is suitable for over 55's and is a perfect choice for retirement living.

Offered for sale with no onward chain the property briefly comprises, welcoming entrance hall, open plan living dining, kitchen, two bedrooms and bathroom.

### Communal Entrance

Well maintained communal entrance with stairs and lift to all floors.

### Entrance Hallway

Welcoming entrance hallway having a built-in cupboard housing With doors to the lounge dining room, shower room and bedrooms.

### Lounge Dining Room

19' 7" x 11' 8" max ( 5.97m x 3.56m max )

Spacious lounge diner having a radiator and double glazed windows to front and rear elevation.

### Kitchen

6' 2" x 14' 11" ( 1.88m x 4.55m )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an electric oven, electric hob with cooker hood over, washing machine and dishwasher, with space for a fridge/freezer. Housing the central heating boiler and comprises a double glazed window to front elevation.

### **Bedroom One**

10' 1" x 12' 11" ( 3.07m x 3.94m )

Double bedroom having a radiator and a double glazed window to rear elevation.

### **Bedroom Two**

7' 6" x 10' 1" ( 2.29m x 3.07m )

Double bedroom comprising a radiator and a double glazed window to rear elevation.

### **Shower Room**

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having fully tiled walls, and a radiator.

### **Parking**

Communal parking available.

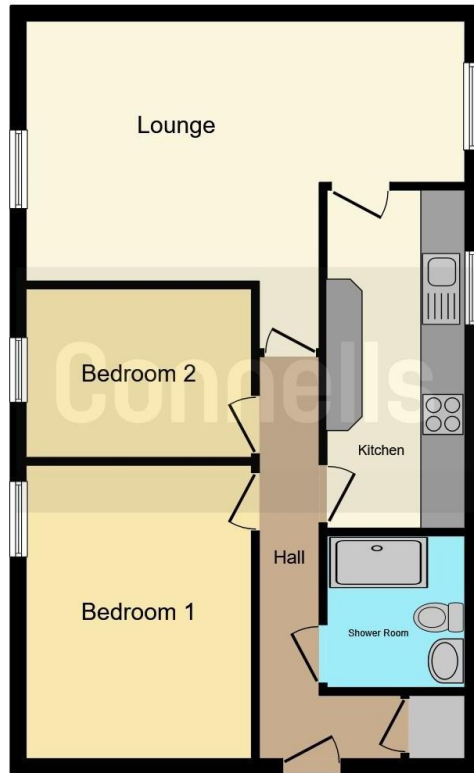
### **Lease Details**

The property is leasehold with a lease length of 99 years from 25th March 1984. This property is subject to management costs which are to be confirmed via the seller. Further information available upon request.

### **Agent's Note**

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: C  
 Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA314115](http://connells.co.uk/Property/SPA314115)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA314115 - 0005