Your Property - Our Business

ehB RESIDENTIAL







6 Hanover Gardens, Upper Holly Walk, Leamington Spa, CV32 4JW

An outstanding opportunity to acquire a completely refurbished purpose built first floor apartment providing spacious gas centrally heated two bedroomed accommodation featuring refitted kitchen and bathroom, and garage, in a highly regarded north Leamington Spa location.



6 Hanover Gardens Upper Holly Walk Leamington Spa CV32 4JW

Hanover Gardens, Upper Holly Walk is a popular and established 1960's built development of self-contained apartments being conveniently situated within walking distance of the town centre and all amenities, being close to nearby Newbold Comyn and convenient for access to Leamington Railway Station. This particular development has consistently proved to be very popular.

eHB Residential are pleased to offer 6 Hanover Gardens which is an opportunity to acquire a particularly well situated first floor apartment recently subject to complete refurbishment including new kitchen, bathroom, carpets and re-decoration. The property provides spacious two bedroomed accommodation which also includes a garage located in a block near to the property. Newly fitted carpets are included and the property is offered with immediate vacant possession. The agents consider internal inspection to be highly recommended. In detail the accommodation comprises:

Communal Entrance Hall

With intercom system and staircase leading to first floor.

Private Entrance Hall

Timber and glazed panelled entrance door, cloaks cupboard, shelved cupboard, radiator.

Through Lounge/Dining Room

21'0" x 11'6" maximum, 8'6" minimum (6.40m x 3.51m maximum, 2.59m minimum)
Twin french doors with side panels overlooking balcony with tiled floor, two radiators, TV point, windows to two aspects.






Refitted Kitchen
7'9" x 10'6" (2.36m x 3.20m)
Extensive range of white gloss faced base cupboard and drawer units with complementary rolled edged work surfaces, tiled splashbacks, matching range of high level cupboards, single drainer stainless steel sink unit with mixer tap, Worcester gas fired central heating boiler and programmer, fitted washing machine included, Freestanding Fridge Freezer included, stainless steel oven and four ring hob unit with extractor hood over.

Bedroom
12'6" x 8'4" (3.81m x 2.54m)
Radiator.

Bedroom
12'6 " x 11' (3.81m " x 3.35m)
Radiator.

Re-fitted Shower Room/WC
7'9" x 6' (2.36m x 1.83m)
Oversized walk in shower cubicle with integrated shower unit, vanity unit incorporating wash hand basin with mixer tap. low flush WC, tiled floor, coving to ceiling, linen cupboard.

Outside
Hanover Gardens is surrounded by pleasant mature communal gardens with tarmac non-designated car parking facility.

Garage (number 25)
16'0" x 8'0" approx (4.88m x 2.44m approx)
Located in a block to the rear of the development, with up and over door.

Tenure
The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease (02/11/1959) with 935 years remaining, service charge is £960 per annum and ground rent is £5 per annum. Please verify this information with your legal advisers. Further details upon request.

Services
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location
CV32 4JW

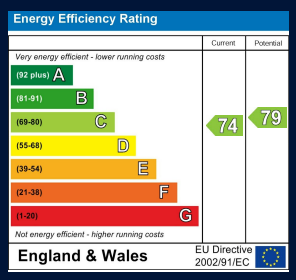
First Floor

Approx. 67.3 sq. metres (724.4 sq. feet)



Total area: approx. 67.3 sq. metres (724.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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