



Connells

Avon Court Kenilworth Road
LEAMINGTON SPA



Property Description

Spacious two bedroom first floor 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.

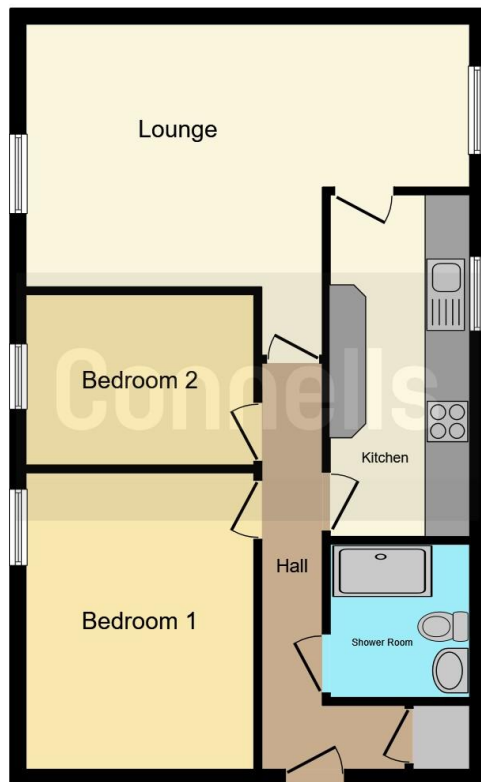
Lease Details

The property is leasehold with a lease length of 99 years from 25th March 1984. The annual ground rent is £60 and the service charge £3,392.76 per annum.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 3392.76

Ground Rent:
 60.00

Tenure: Leasehold

view this property online 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.

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