

FOR SALE



Chestnut Court, Guys Cliffe Avenue, Leamington Spa

2 Bedroom, 1 Bathroom, Apartment

Offers Over £260,000

MARTIN&CO



- Two double bedrooms
- Top floor apartment
- Spacious living dining room
- Immaculately presented
- Modern infra-red ceiling heaters
- Communal garden and parking
- Ideal first time buy or investment

Chestnut Court is a purpose-built development of self-contained apartments within an attractively styled building conveniently sited within easy reach of the town centre and all amenities including shops, schools and good local recreational facilities. The property is immaculately presented with two double bedrooms, living dining room, kitchen, bathroom and allocated parking. The apartment has been maintained to an exceptionally high standard throughout with Infa Red space saving ceiling heaters, LED lighting and double glazed windows.

COMMUNAL ENTRANCE Located to the side of the building, a secure front door with intercom and post boxes assigned to each flat. Inside the stairs lead up to the apartment.

ENTRANCE HALL The property is located to the front of the building, entering into a spacious hallway, with storage cupboard to the left. Acting as a central hub, each room running off. There are motion controlled ceiling mounted LED spot lights, wall-mounted glass infra-red (IR) heater, grey oak effect laminate flooring.

LIVING/DINING ROOM Cleverly divided by different flooring, a good sized living room with space for dining and lounge furniture, with two double glazed windows allowing plenty of natural light, with views across North West Leamington. The room has ceiling mounted LED spot lights and two overhead IR heaters.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



KITCHEN Situated off the living/dining room, with double glazed window facing out of the side of the building. A stunning and bespoke kitchen with plenty of fixed storage units with soft closing drawers and cupboards, modern and stylish work surfaces and integrated dishwasher and electric multi-function fan assist oven. Above is an induction hob with extraction overhead. There is a breakfast bar opposite the window with bespoke lighting and space for stools below. There is a brushed stainless steel sink with drainage board and stylish brushed stainless steel hot and cold mixer. Natural stone effect porcelain tiling is fitted with unique LED light panels and modern under counter lights. LED down lights fitted in the ceiling. Grey oak effect laminate flooring and ceiling mounted IR heater.

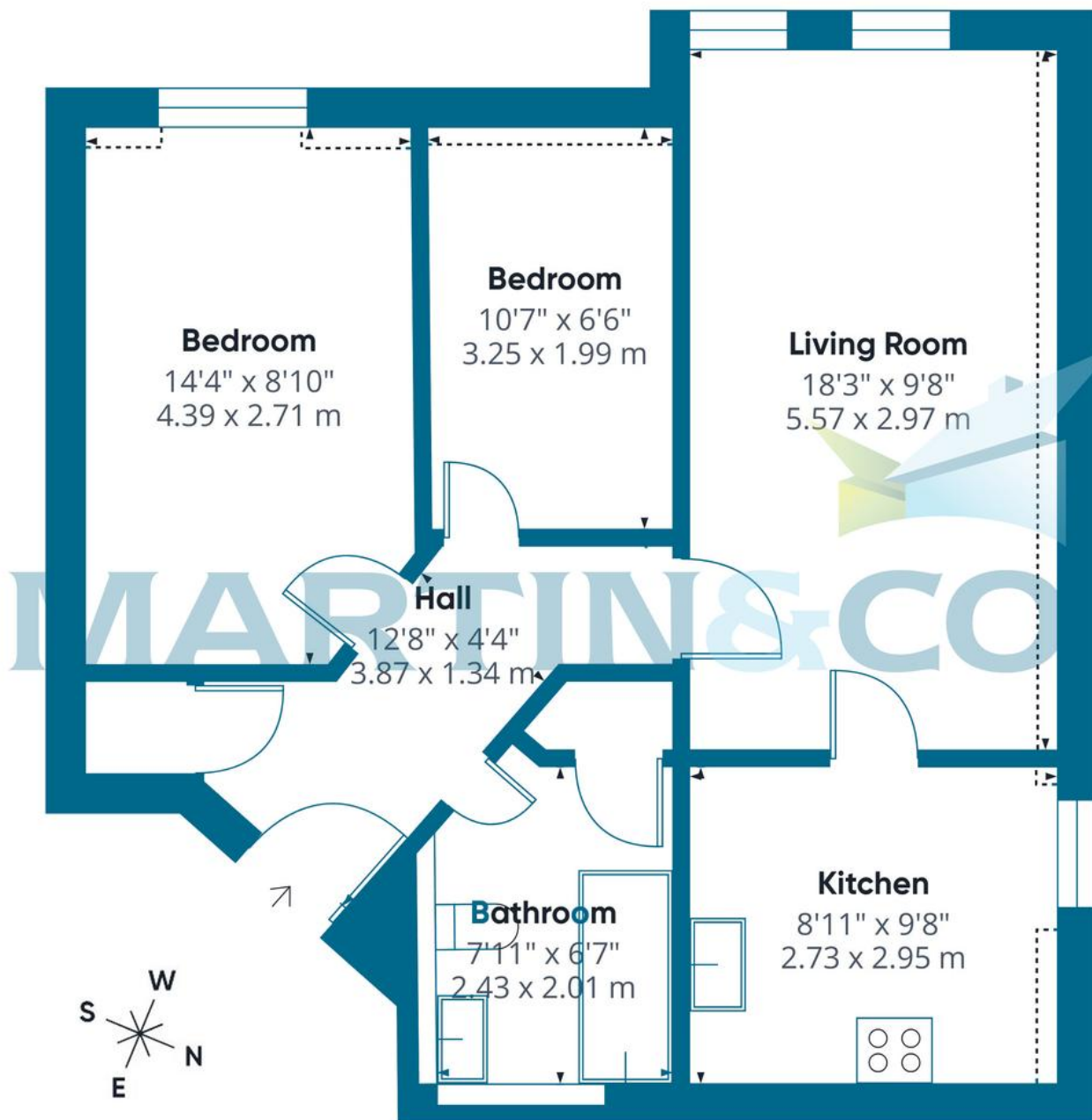
BATHROOM Located to the right as you enter, opposite both bedrooms, a tranquil and desirable bathroom with quality wall mounted storage with a sink basin moulded in above with Grohe hot and cold mixer tap. There are Roper Rhodes soft close grey gloss fitted drawers and a storage cupboard located below the sink basin. A large bath with Grohe hot and cold mixer tap and electric shower over head with glass shower screen. Modern ceramic tiled splash backs have been fitted around the bath and on most wall and there is a wall-mounted infra-red heater mirror with LED surround light. Next to the shower is a heated chrome towel rail and LED down lights in the ceiling. The airing cupboard is tucked away behind the door, which houses the water heater and washing machine.

BEDROOM Front facing over the west of the town, with a double glazed window, carpeted flooring and ceiling mounted heater and LED down lights. The principle bedroom is very spacious with room for a king-sized bed and has fitted wardrobes.

TENURE The property is being sold with a share of the freehold with a 999 year lease from 1st January 1992, with no ground rent and the current service charge is approximately £1500.00 per annum, this information should be checked and verified by your legal representative.

BEDROOM Front facing double bedroom, with carpeted flooring, ceiling mounted heater and LED down lights, and Velux style window which allows in plenty of natural light.





Approximate total area

594 ft²

55.1 m²

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

