



30 The Manor House, Avenue Road, Leamington Spa

£1,500 Per Month



An immaculate spacious second floor apartment, in the heart of Leamington Spa's town centre and within walking distance of the train station.

[The Manor House](#)

Is a highly regarded conversion of the original Manor House Hotel, providing a variety of self-contained apartments of varying sizes, conveniently situated within easy walking distance of the town centre and all amenities including shops, schools and a variety of recreational facilities and a short walk from the local railway station. Since its conversion in 2004 The Manor House has consistently proved to be very popular.

ehB Residential are pleased to offer apartment 30 which is an excellent opportunity to acquire a well maintained second floor apartment, providing two bedrooomed, two bathroomed accommodation which features a particularly pleasant open plan dual aspect living/kitchen arrangement with comprehensively fitted kitchen, includes designated car parking facility and is presented to a good standard throughout. The property is competitively priced with no chain for an early sale. Inspection high recommended. In detail the accommodation comprises;

[Communal Entrance Hall](#)

With staircase and lift lead to the...

[Private Entrance Hall](#)

With boiler cupboard containing electric boiler, electric wall mounted radiator, cloaks cupboard.

[Open Plan Lounge/Dining Room/Kitchen](#)

17' x 16'4" (5.18m x 4.98m)

With windows to two aspects, two electric radiators.

[Kitchen Area](#)

With extensive range of base cupboard and drawer units, complimentary work surfaces, inset single drainer stainless steel sink unit with mixer tap, built in Smeg oven, four ring ceramic hob unit with extractor hood over, stainless steel



splashback, built in fridge freezer, dishwasher and washing machine, downlighters, high level cupboards.

Bedroom

10'9" x 13'2" plus wardrobes (3.28m x 4.01m plus wardrobes)

With electric radiator, double built in wardrobe, hanging rail, shelf, mirrored doors and wardrobe recess.

Bedroom

12'6" x 9'3" (3.81m x 2.82m)

With double built in wardrobe, hanging rail, shelf, electric radiator.

En-Suite Shower Room/WC

With tiled shower cubicle, integrated shower unit, wash hand basin with mixer tap, low flush WC, heated towel rail, large fitted mirror, extractor fan, downlighters.

Bathroom/WC

8' x 6' (2.44m x 1.83m)

With white suite comprising panelled bath, wash hand basin with mixer tap, low flush WC, concealed cistern, heated towel rail with tiled splashbacks, shower area, fitted mirror, downlighters, extractor fan.

Outside

The development is surrounded by pleasant communal gardens with designated car parking facility.

Council Tax

Council Tax Band C.

Location

The property can be approached by proceeding south from our office via Dale Street, following on to Adelaide Road, turning at the traffic island into Avenue Road. Access to The Manor House can be found on the left hand side. The property is located towards the rear of the development.

Second Floor

Approx. 68.3 sq. metres (735.6 sq. feet)



Total area: approx. 68.3 sq. metres (735.6 sq. feet)

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

Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	79
EU Directive 2002/91/EC		

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL