





An immaculately presented and well maintained, two double bedroom spacious, ground floor apartment, boasting private entrance and en-suite.

The Hayes

Is a fine period building converted into apartments, adjacent to The Warwickshire Golf and Health Club. Leek Wootton itself is conveniently situated between Kenilworth, Warwick and Leamington Spa and offers easy access to the A46, which in turn leads to the wider road network, with The Anchor Public House in Leek Wootton providing food and

drink. The property would suit someone looking for a convenient and yet semi-rural setting.

Briefly Comprising;

Private entrance vestibule, large open plan living/dining/kitchen with bay window. High Quality re-fitted kitchen area with solid working surfaces. Large master bedroom with fitted wardrobes and refitted en-suite, further double bedroom. Refitted main shower room. Upvc double glazing. Electric under floor heating and separate programmable electric room heaters. Communal grounds and gardens. Communal parking facility.



The Property

Is approached to the rear of the building, via a private entrance door with video entry phone point to side, giving access to...

Entrance Hallway

With wood flooring, programmable electric heater, coved corning, dado rail, double doors to built-in linen cupboard with shelving and insulated hot water cylinder. Further door to useful cloaks cupboard with power and light as fitted, and space for washing machine.





Open Plan Living/Dining/Kitchen

21'1" max red to 12'10" x 29' (6.43m max red to 3.91m x 8.84m)

Being a large and open space and yet forming distinctive areas

Living/Dining Space

With coved cornicing, downlighters, dado rail, four electric programmable heaters, continuation of wood flooring, with replacement upvc double glazing and fitted shutters behind.

Kitchen Area

Fitted with an attractive range of painted wall and base units, with solid granite working surface over, and underslung Belfast style sink unit with mixer tap, matching upstands. Inset four point Fisher & Paykel electric induction hob, with filter hood over, with oven and microwave oven. Concealed fridge and freezer, concealed Neff dishwasher, upvc double glazed window to rear elevation, pull-out useful larder storage unit, downlighter points to ceiling, continuation of coved cornicing. Central kitchen island and wall lighting.



Bedroom One

12'2" to front of w'rbs x 18'2" into doorway (3.71m to front of w'rbs x 5.54m into doorway)

With upvc double glazed window, with plantation style shutters behind, programmable electric heater, coved cornicing to ceiling, dado rail, range of fitted wardrobes with a variety of hanging and shelving.

En-Suite Shower Room/WC

Attractively fitted with a modern suite to comprise; Villeroy & Boch wall hung low level WC with



concealed cistern, wash hand basin with mono-mixer set into storage cupboard, double shower cubicle with walk-in shower, attractive neutral toned splashback tiling with heated mirrored recess and under floor heated tiled floor. Xpelair extractor with downlighter points and coved cornicing. Chrome electric radiator towel rail.

Bedroom Two

8'6" x 17'9" (2.59m x 5.41m)

With upvc double glazed window with plantation style shutters behind, coved cornicing, electric

programmable heater, dado rail, two sets of fitted wardrobes and a variety of hanging, shelved and drawer unit areas.

Main Bathroom

Currently fitted as an attractive shower room, with oversized walk-in shower with fixed rainwater style shower head and additional wall mounted shower attachment, wide winged wash hand basin with mono-mixer set into vanity unit, wall hung Villeroy and Boch low level WC with concealed cistern, heated mirrored recess, tiled floor with underfloor heating and electric towel rail.

Outside

The property is set in attractive grounds and gardens with Communal parking facility. Communal grounds and gardens, predominantly laid to lawn.

Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Oct 25).

Broadband Availability

Standard/Ultrafast Broadband Speed is available in



the area. We advise you to check with your current provider. (Checked on Ofcom Oct 25).

[Rights of Way & Covenants](#)

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants, or restrictions etc, as may exist over the same whether mentioned herein or not.

[Tenure](#)

The property is understood to be leasehold being with a Share of the Freehold, although we have not

inspected the relevant documentation to confirm this. We understand there to be a 999 year lease (25/03/2002) with 976 years remaining, service charge is £2,304 per annum and ground rent is £0. Please verify this information with your legal advisers. Further details upon request.

[Services](#)

All mains services are understood to be connected to the property with the exception of 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.

[Council Tax](#)

Council Tax Band C.

[Location](#)

Ground Floor
CV35 7QU

Ground Floor

Approx. 96.4 sq. metres (1038.2 sq. feet)



Total area: approx. 96.4 sq. metres (1038.2 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		
	69	72
England & Wales		
EU Directive 2002/91/EC		

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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.