

MANOR COURT, LEAMINGTON SPA CV31 3NL



A TWO DOUBLE BEDROOM TOWN CENTRE APARTMENT FINISHED TO A HIGH STANDARD.

- TOWN CENTRE APARTMENT
- MODERNISED AND IMPROVED LOUNGE, BATHROOM AND BEDROOM AREAS
 - GARAGE
 - COMMUAL PARKING
- PUMP ROOM GARDEN VIEWS
 - ENTRANCE HALLWAY
 - TWO DOUBLE BEDROOMS
- LOUNGE/DINER WITH BALCONY AREA
 - KITCHEN
 - BATHROOM

2 BEDROOMS

PRICE GUIDE £280,000

Hawkesford are pleased to present this revitalized and beautifully upgraded town center apartment. The current owners have modernised the apartment, and there is a real sophisticated but warm atmosphere to the property.

The property is located in Leamington town centre and is a short walk from both the town centre and train station. The property benefits from having views over the river Leam and the pump room gardens. The accommodation comprises an entrance hallway, dual aspect living dining room, kitchen, two double bedroom and bathroom. The property benefits from having a balcony to the rear of the building with views over the pump room gardens. There is a communal parking area and the property has a single garage en block.

Leamington Spa Town Centre benefits from a substantial amount of amenities including shopping centres, restaurants and bars, doctors, dentists, primary and secondary schools.

Approach

The property has a secure communal area with intercom entry system, lift and stairs providing access to all floors and a basement area with bin stores and access to the rear exit to garages.

Entrance Hallway

The apartment is located on the third floor and accessed via it's own private door leading to the entrance hallway. The entrance hallway has a light point to ceiling, storage and electric radiator. Access to all areas.

Lounge/Dining 22'10" x 11'10" (6.98 x 3.63)

A bright and airy living/dining area, which benefits from having views from both the side and rear elevation, with double glazed patio doors leading to a charming balcony area and a double glazed window to the rear aspect overlooking the pump room gardens. With light points to the ceiling and brand new electric radiator, connected to Bluetooth.

Kitchen 9'6" x 9'1" (2.90 x 2.79)

With a double glazed to the side aspect, light point to the ceiling, kitchen worktop with multiple storage compartments above and below, space for fridge freezer and washing machine. Integrated over/grill with induction hobs.

Bedroom One 13'8" x 10'5" (4.19 x 3.18)

Double bedroom with double glazed window to the rear aspect boasting views over the Pump Room gardens and built in wardrobes.

Bedroom Two 13'8" x 9'1" (4.19 x 2.79)

Double bedroom with built in wardrobes and double glazed window to the rear aspect of the property offering views over the Pump Room gardens.

Bathroom

Recently refitted modern bathroom with low level WC, pedestal sink and walk in shower Large cupboard housing the water cylinder and offering space for a tumble dryer. Double glazed obscured glass window to the side aspect.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is

Tenure

The property is leasehold Years remaining: 980 (1000 years from 2003)

Service Charge: £599.00 for the period of 30/09/23 - 29/12/2023

Viewings

Strictly by appointment through Hawkesford on 01926 438123















Floor Plan

| 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 | EU Directive 2002/91/EC | 48 | 70 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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