

MANOR HOUSE, LEAMINGTON SPA CV31 3ND



A TWO DOUBLE BEDROOM APARTMENT IN THE PRESTIGIOUS COMPLEX OF MANOR HOUSE.

- **Town Centre Apartment**
 - **Allocated Parking**
 - **Lift Access**
 - **Master En-Suite**
 - **Further Double Bedroom**
 - **Available : Immediately**
- **Restrictions: No pets, no children**
 - **EPC: 77(C)**

2 BEDROOMS

£1,050 PCM

An impressive apartment with sensational views over Leamington Spa. The property provides spacious two bedroom and two bathroom accommodation including open plan lounge dining kitchen arrangement with fully fitted kitchen with appliances. The property also includes secure allocated car parking facility which is unusual for this particular development.

Manor house has a lift and secure intercom system.

We recommend viewing immediately for anyone looking for a property within walking distance of the town centre or train station.

Front

Manor House is accessed via a secure entry code gated system, which allows access to the communal areas and allocated parking.

Entrance Hallway

Providing access to all rooms, with spotlights to ceiling, smoke alarm and telecom phone system to wall. Added advantage of two storage cupboards.

Lounge/Kitchen 17'1" x 14'11" (5.21 x 4.55)

With two dual aspect double glazed windows to both sides, two storage heaters, light points and spotlights to ceiling, breakfast island bar with storage, sink, integrated oven and hobs with extractor. Integrated fridge and freezer, integrated dishwasher and washing machine. Kitchen worktop with multiple storage cupboards above and below.

Bedroom One 12'5" x 9'9" (3.81 x 2.99)

With double glazed window to side aspect, carpet, storage heater and light point to ceiling.

En-Suite 7'8" x 5'6" (2.35 x 1.70)

With walk in shower, spot lights to ceiling, wall mounted heated towel rail, sink, low level WC and double glazed window to side.

Bedroom Two 15'5" x 13'9" (4.70 x 4.20)

With double glazed window to side aspect, storage heater, carpet and light point to ceiling.

Bathroom 7'6" x 5'6" (2.30 x 1.70)

With spotlights to ceiling, sink, low level WC, bath with shower and wall mounted heated towel rail.

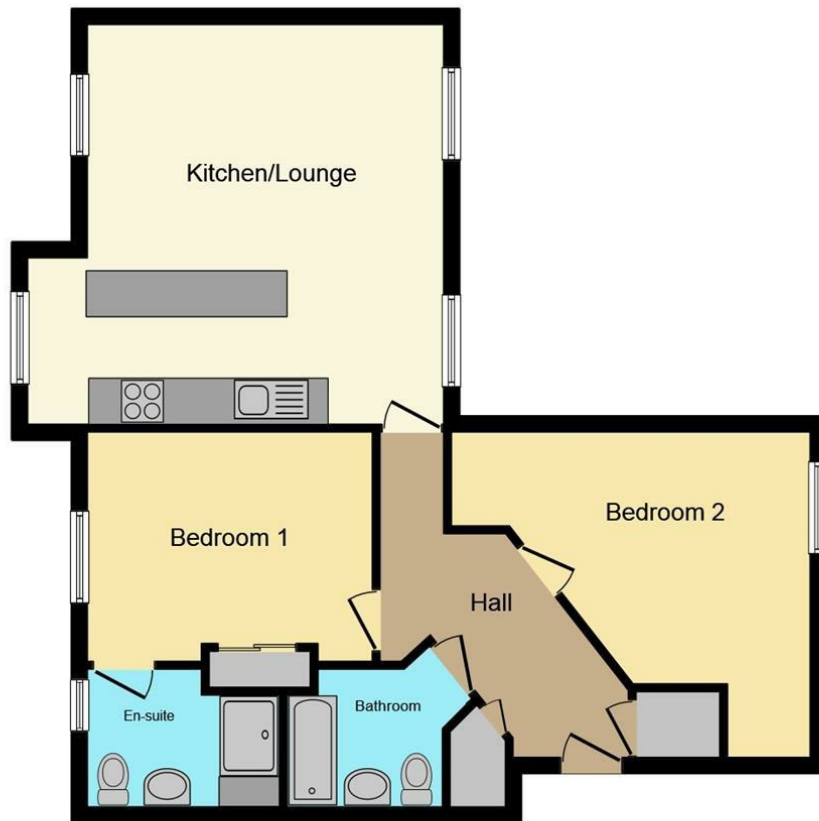
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Holding Deposit

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)



Floor Plan

Floor area 70.0 sq. m. (753 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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		
	77	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	