

Peter Clarke



20 Gatehouse, The Moorings, Leamington, Warwickshire, CV31 3QA

- Two Double Bedrooms
- Breakfast Kitchen
- Bathroom
- Spacious Apartment
- Popular Location
- Large Living Room With Balcony
- Gated Off Road Parking
- Lift access
- Offered with NO CHAIN
- EPC C



Guide Price £195,000

Unexpectedly come back to the market - A larger than average two bedroom apartment with living room and breakfast kitchen situated within walking distance of local shops and pubs and would be an ideal first time buyer or investment purchase. The accommodation is gas centrally heated throughout and has double glazing. Secure gated parking area, lift access and offered with NO CHAIN.

APPROACH

Accessed through communal secure gated entrance, communal parking and a further secure communal entrance with stairs and lift accessing the apartment.

ENTRANCE HALL

With access from the communal hallway with an intercom entry system, storage cupboard with hanging rail and shelving, central heating radiator.

LIVING ROOM

A spacious living room with windows to the front and double glazed French doors to Juliet balcony, radiator.

BREAKFAST KITCHEN

An incredibly spacious breakfast kitchen with windows overlooking the rear. Built in Creda single oven, gas hob and extractor fan. Washer/dryer, upright fridge/freezer and space for dishwasher. Part tiling to some walls, stainless steel sink and drainer unit, radiator and ceiling mounted spotlights.

MASTER BEDROOM

A good sized double room with windows to front, radiator.

BEDROOM TWO

Another good sized room, windows to rear, radiator.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin, bath with fixed glass screen and Mira shower above, obscure glazed window to rear. Additional within the bathroom is a large built in storage cupboard with hanging rail and shelving.

GENERAL INFORMATION

TENURE: We are informed the property is Leasehold, with a 125 year lease commencing December 1994 and has 97 years remaining although we have not seen evidence. There is an annual service charge of £1,886.32 which includes ground rent (2022). Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains gas, electric, water and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: 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 same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

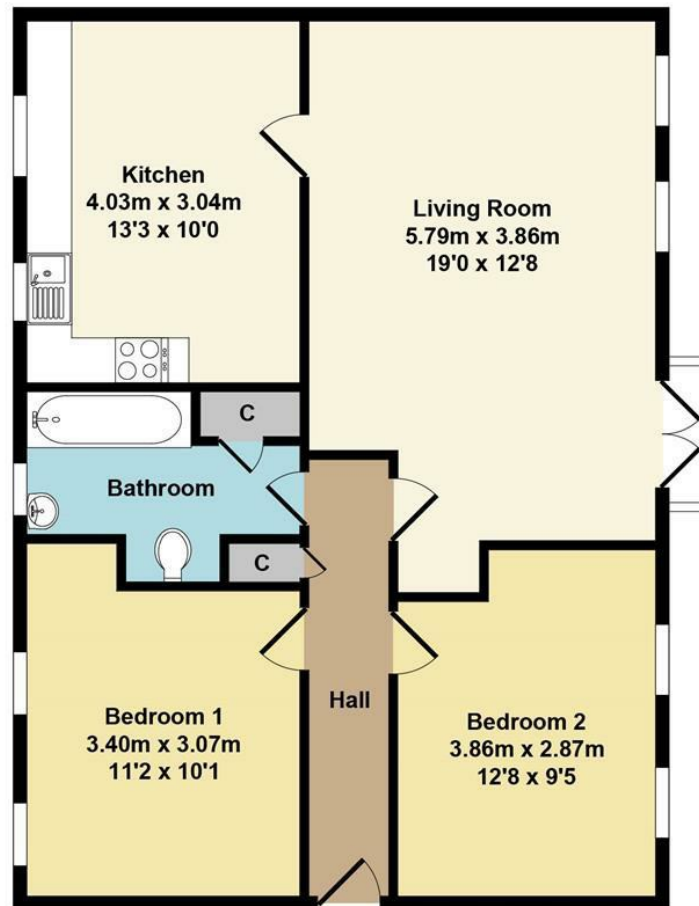
REGULATED BY RICS

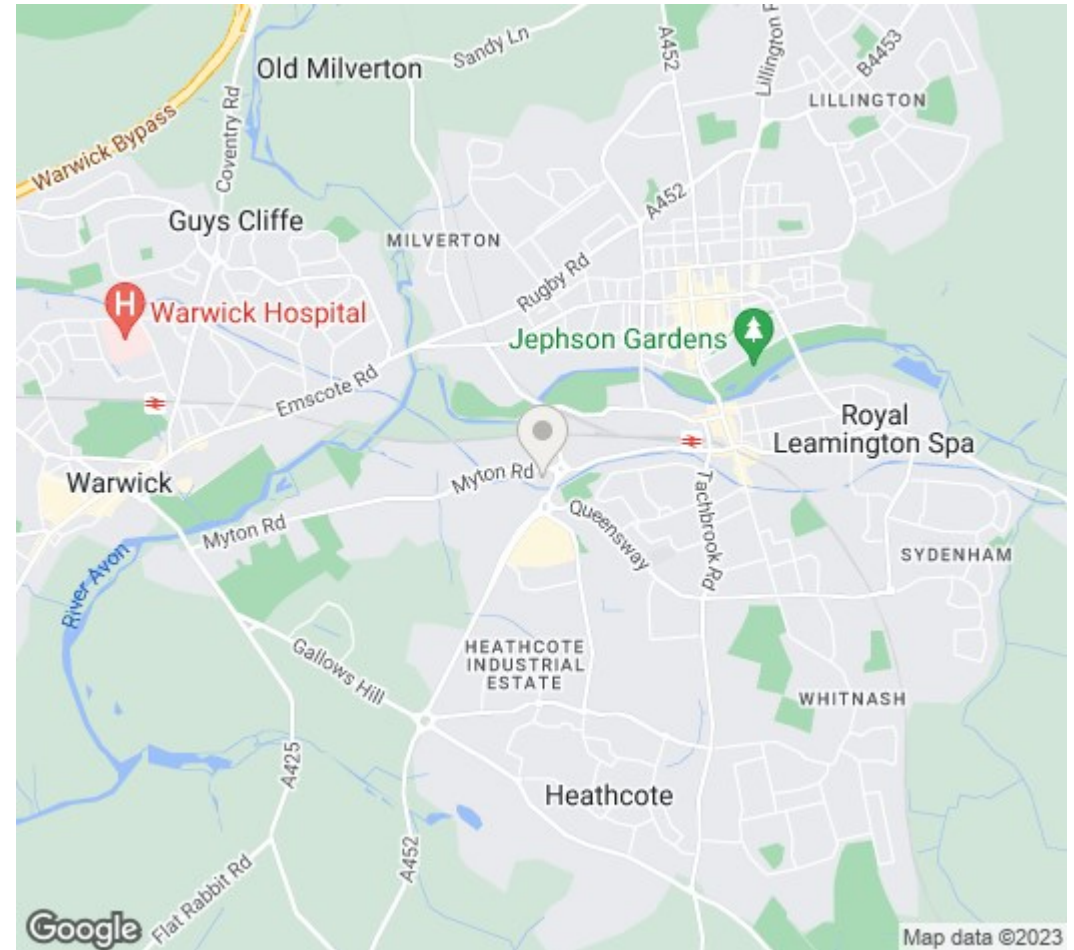


Gatehouse

Total Approx. Floor Area 68.30 Sq.M. (735 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY
01926 429400 | leamington@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

