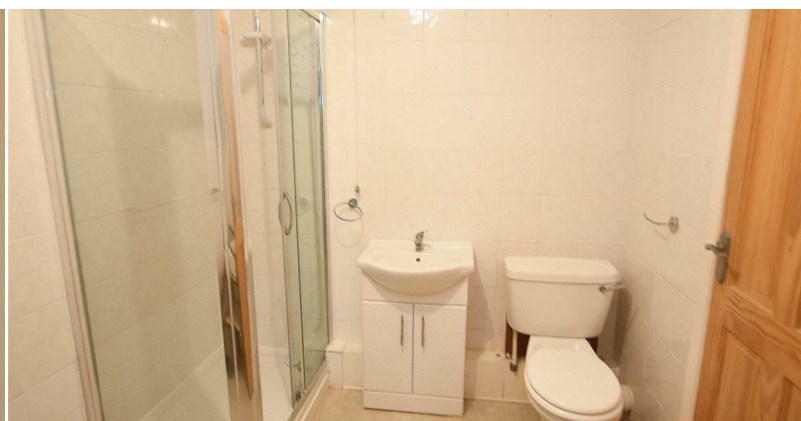




6, Cleveland Court, Leamington Spa

**Price Guide
£175,000**



Ideal investment or first time buyer opportunity to acquire a well maintained second floor one bedroom apartment including garage in this highly regarded north Leamington Spa location.

Cleveland Court

Is a purpose built 1960's built development of self-contained apartments of varying sizes set in pleasant communal grounds with non-designated car parking in addition to garaging. The development is conveniently sited to the north of the town centre within easy reach of an excellent range of local facilities and amenities including shops, schools and recreational facilities. Cleveland Court has consistently proved to be very popular.

ehB Residential are pleased to offer number 6 Cleveland Court which is an opportunity to acquire a well maintained second floor apartment, providing well proportioned one bedroomed accommodation which includes electric heating and sealed unit double glazing and features a re-fitted kitchen and shower room/WC. It also includes a garage located in the block to the rear of the development and is offered with immediate vacant possession. The agents consider will appeal ideally to first time buyers and investors. Inspection recommended.
In detail the accommodation comprises:-

Communal Entrance Hall

With intercom system and staircase leading to...

Private Entrance Hall

With night storage heater and connection, dado rail and cloaks cupboard.

Lounge / Dining Room

17'0" x 9'0" (5.18 x 2.74)

With night storage heater and connection, picture window, TV point, fireplace feature with ornamental electric fire, dimmer switch.

Re-Fitted Kitchen

8'9" x 9'10" (2.67 x 3.00)

With a range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, inset single drainer stainless steel sink unit with mixer tap, built in oven and four ring ceramic hob unit with extractor hood, tiled floor, spotlights, Venetian blind and plumbing for automatic washing machine.

Bedroom

10'9" x 9'0" (3.28 x 2.74)

With electric wall mounted radiator.

Shower Room / WC

7'6" x 7'3" (2.29 x 2.21)

Half tiled with one fully tiled wall, with oversized shower cubicle and Triton shower unit, vanity unit with wash hand basin, mixer tap, low flush WC, airing cupboard, lagged cylinder and immersion heater and electric heated towel rail.

Outside

There are pleasant communal gardens to both front and rear of the property, non-designated car parking facility and garage located in a block to the rear of the property.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. Further details upon request.

Services

All mains services are connected to the property with the exception of gas. We have not tested the 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.

Location

Proceeding north from the office via Clarendon Place, take the right hand turning onto Clarendon Avenue. At the roundabout take the first exit into Kenilworth Road. Crossing Lillington Avenue at the traffic lights, Cleveland Court will be found located on the left hand side identified by a agents for sale board.

6 Cleveland Court

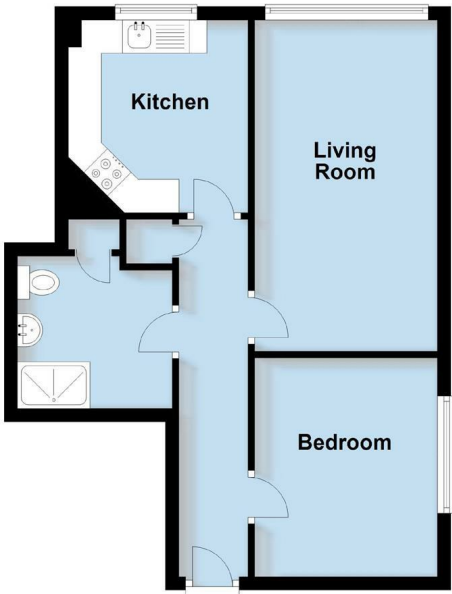
Kenilworth Road

Leamington Spa

CV32 6JA

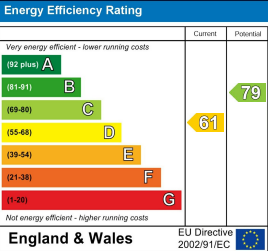
Second Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



Total area: approx. 43.7 sq. metres (470.0 sq. feet)

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



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