

ehB
RESIDENTIAL

Your Property - Our Business



Flat 14 Avon Court, 51 Kenilworth Road, Leamington Spa

Price Guide
£110,000



An excellent opportunity to acquire a pleasant first floor retirement apartment, providing well proportioned, gas centrally heated, two bedroomed accommodation featuring re-fitted and bathroom in this popular north Leamington Spa retirement development. **EXCEPTIONAL VALUE FOR QUICK SALE DUE TO CARE HOME COSTS.**

Avon Court

Is a popular retirement development conveniently sited half a mile to the north of the town centre within easy reach of all amenities and a bus stop giving easy access to the town centre. The development was originally a substantial period dwelling with a subsequent rear extension. The development features a part-time manager and 24 hour emergency care line, pleasant communal gardens of note, guest suite and non-designated car parking facility. Avon Court has consistently proved to be very popular.

ehB Residential are pleased to offer Flat 14 Avon Court which is a pleasant first floor apartment particularly well sited within the development overlooking the rear garden, provides gas centrally heated two bedroomed accommodation featuring re-fitted kitchen, bathroom and pleasant through lounge/dining room of note. The property is offered with vacant possession and inspection is highly recommended.

In detail the accommodation comprises:-

Communal Entrance Hall

With intercom system, leads to the

Private Entrance Hall

With laminate floor, built-in cloaks cupboard, fitted shelves.

Through Lounge / Dining Room

19'6" maximum x 11'10" (5.94m maximum x 3.61m)
With concealed radiator and further electric radiator, windows to two aspects, coving to ceiling, TV point.

Re-Fitted Kitchen

15' x 6'1" (4.57m x 1.85m)
With extensive range of grey faced base cupboard and drawer units with complimentary rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, built-in oven, microwave and four ring ceramic hob unit, extractor hood over, inset single drainer stainless steel sink unit, plumbing for automatic washing machine, wall mounted Vaillant combination gas fired central heating boiler, further range of shallow matching base cupboard and drawer units, downlighters, laminate floor.



Bedroom One

11' plus wardrobe x 10' (3.35m plus wardrobe x 3.05m)
With range of built-in wardrobes with hanging rail, shelves, coving to ceiling, radiator.

Bedroom Two

10' x 7'7" (3.05m x 2.31m)
With radiator, downlighters.

Re-Fitted Shower Room / WC

6'6" x 9' (1.98m x 2.74m)
With quadrant tiled shower cubicle with integrated shower unit, vanity unit unit incorporating washing hand basin with mixer tap, low flush WC with concealed cistern, tiled floor and tiled splashbacks, extractor fan, downlighters, fitted mirror.

Outside

Particularly pleasant communal gardens surrounding the development principally to the rear including drying area and a non-designated car parking facility.

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 understood to be connected to the property including 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.

Location

The property can be approached by proceeding north from the office via Clarendon Place, turning right into Clarendon Avenue and left into Kenilworth Road. Proceed for some distance where Avon Court will be found located on the left hand side.

Flat 14 Avon Court

51 Kenilworth Road
Leamington Spa
CV32 6JH

First Floor

Approx. 60.1 sq. metres (646.6 sq. feet)

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

Total area: approx. 60.1 sq. metres (646.6 sq. feet)

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