



17 Hanover Gardens, Upper Holly Walk, Leamington Spa, CV32 4JW

An outstanding opportunity to acquire a well proportioned ground floor apartment, providing gas centrally heated two bedroomed accommodation in this purpose-built development, requiring some modernisation and improvement. Ideal for the investor or first time buyer.



17 Hanover Gardens Upper Holly Walk Leamington Spa CV32 4JW

Hanover Gardens, Upper Holly Walk

Is a popular and established 1960's built development of self-contained apartments, being conveniently sited within walking distance of the town centre and all amenities. Close to nearby Newbold Comyn and convenient for access to the local railway station. This particular development has consistently proved to be very popular.

ehB Residential are pleased to offer 17 Hanover Gardens, which is an opportunity to acquire a particularly well proportioned ground floor apartment, providing gas centrally heated two bedroomed accommodation which does require some improvement and cosmetic refurbishment. The property is pleasantly situated within the development and is offered with IMMEDIATE VACANT POSSESSION.

In detail the accommodation comprises:-

Communal Entrance Hall

Leads to the...

Private Entrance Hall

With radiator, cloaks cupboard and timber panelled entrance door.

Lounge

13' x 12'6" (3.96m x 3.81m)

With tiled fireplace feature and hearth, with mantle, gas fire and connection, TV point, radiator, dado rail, coving to ceiling, wall light points.

Kitchen

9'3" x 6'9" (2.82m x 2.06m)

With range of base cupboard and drawer units, rolled edge work surfaces, single drainer one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, built-in oven and hob unit, appliance space, plumbing for automatic washing machine, radiator and wall mounted gas fired central heating boiler and programmer.

Bedroom

12'7" x 10'4" (3.84m x 3.15m)

With radiator.

Bedroom

12'6" x 8' (3.81m x 2.44m)

With range of built-in wardrobes, mirrored sliding doors, radiator.

Bathroom/WC

8' x 6'6" (2.44m x 1.98m)

With white suite comprising panelled bath, pedestal basin, low flush WC, tiled splashbacks, shower area, Triton shower unit and folding shower screen, radiator, laminate floor.



Outside

There are communal grounds to the front and rear of the property, drying area and useful private store.

Parking

With non-designated car parking facility.

Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Apr 25).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Apr 25).

Rights of Way & Covenants

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 the same whether mentioned herein or not.

Tenure

The property is understood to be leasehold, although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 years lease (14/11/1959), with 933 years remaining, service charge is £1,000 per annum and ground rent is £10 peppercorn. Please verify this information with your legal advisers. 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.

Council Tax

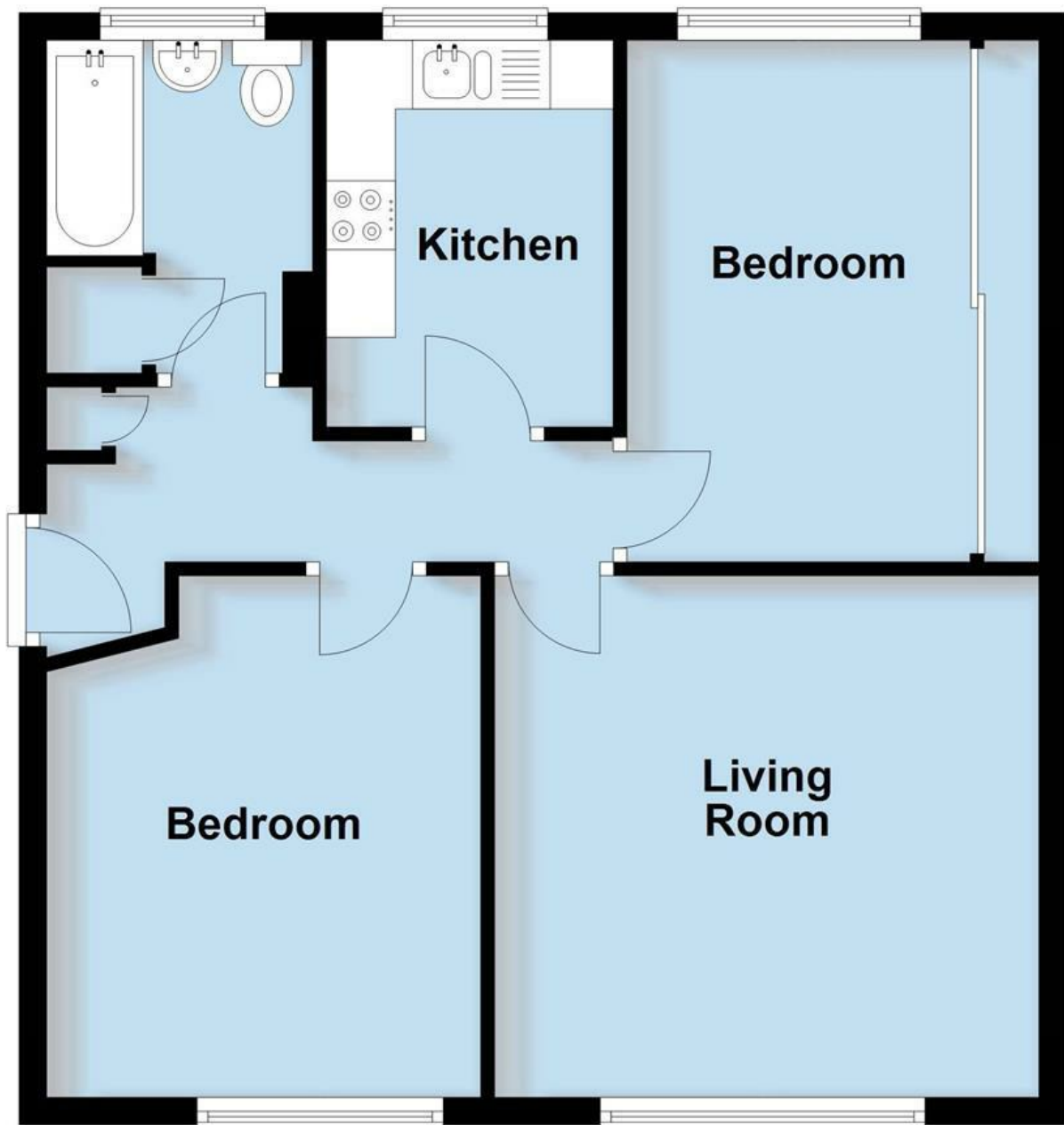
Council Tax Band B.

Location

Ground Floor
17 Hanover Gardens
Upper Holly Walk
Leamington Spa
CV32 4JW

Ground Floor

Approx. 55.3 sq. metres (595.2 sq. feet)



Total area: approx. 55.3 sq. metres (595.2 sq. feet)

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

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		
	59	73
England & Wales	EU Directive 2002/91/EC	

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