



**Crabb
Curtis**

**15, Avon Court, Kenilworth Road
Leamington Spa, CV32 6JH**

Guide Price £95,000



Avon Court comprises in further detail:

15 Avon Court is set back from the road and is approached via communal gardens and a parking area, with access to the building. The apartment is located on the first floor of the building, and is accessible via a lift and two staircases. Included in Avon Court are well maintained communal gardens, access to a laundry room and guest accommodation. From the first floor communal landing, there is a main entrance door opening to:

ENTRANCE HALL

Two ceiling light points, doors to the living area, bathroom, bedroom and to a storage cupboard:

CUPBOARD

Ceiling light point, consumer unit and fitted shelving.

LIVING ROOM

16' 45 INTO RECESS" x 11' 98" (6.02m x 5.84m)
Window to front aspect, two ceiling light points, coving, radiator and door to:

KITCHEN

6' 26" x 9' 42" (2.49m x 3.81m) Window to front aspect, ceiling light point, wall mounted boiler and a fitted kitchen comprising: wall, drawer and base units with work surfaces over, inset sink with drainer unit, integrated washing machine and space for an electric cooker and fridge/freezer.

BEDROOM

12' 31" x 9' 55" (4.44m x 4.14m) Window to front aspect, ceiling light point and a radiator.

BATHROOM

6' 19" x 6' 98" (2.31m x 4.32m) Ceiling light point, partially tiled walls, radiator and a suite comprising of a low level flush w.c., pedestal wash hand basin and a bath with an electric shower over.

OUTSIDE

There is communal parking to at the entrance of the building, with access to a well maintained rear garden, offering laundry drying space, mature planted beds and a seating area.

AMENITIES

Residents benefit from access to a laundry room offering a washing machine, tumble dryer and a sink. There is also guest accommodation available.

LEASE

The vendor has informed Crabb Curtis that the lease will be extended by 90 years upon completion of the sale. The lease in turn will have 150 years remaining upon completion of the property purchase.

Existing Lease:

Term: 99 years from 25.03.1984 – 60 years remaining

Service charge: £255.60 per month

Ground rent: £60 per annum

The vendors have provided the information relating to the above. Crabb Curtis would stress that they have not checked the legal documentation to verify the status of the property, or the information provided by the vendors, and would advise any potential buyer(s) obtain verification from their solicitor.

AGENT NOTE:

Please be advised that this accommodation is a retirement apartment and can be purchased by over 55's only.

COUNCIL TAX

The vendor has informed us that the property is located within Warwickshire County Council and is Band B.

FIXTURES & FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Crabb Curtis understands from the vendor that all mains draining, gas, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information through their solicitor or surveyor before committing to the purchase of the property.

TENURE

The agent understands that the property is Leasehold.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

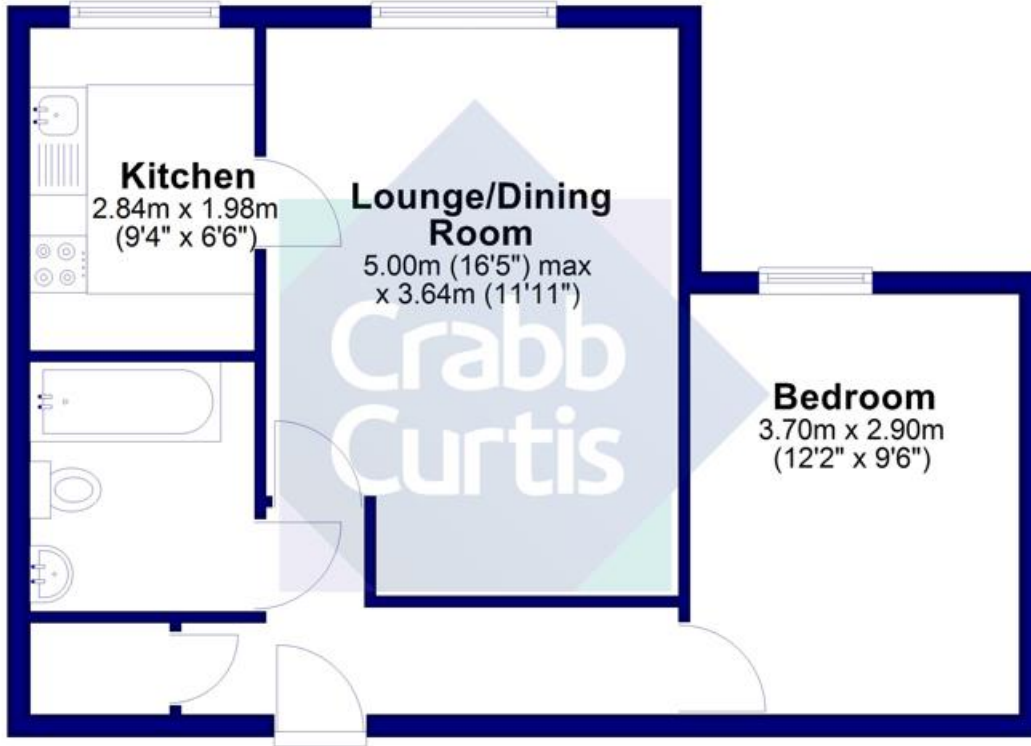
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First Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



Total area: approx. 45.6 sq. metres (490.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Viewings:

Viewing by appointment through Crabb Curtis

Office opening times:

Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

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