

5 Manor Court, Avenue Road
Leamington Spa, CV31 3NL

Guide Price: £300,000



5 MANOR COURT COMPRISES IN FURTHER DETAIL:

The apartment is located on the first floor of Manor Court and is accessible via stairs or a lift from the entrance lobby to the building, to a communal landing with a main entrance door opening to:

ENTRANCE HALL

Two ceiling light points, doors to built-in storage cupboard and further doors to:

RECEPTION ROOM

Patio doors to side aspect leading onto a balcony, window to rear aspect, coving, two ceiling light points, three wall mounted lights, two electric heaters, inset electric fireplace, and an opening to:

KITCHEN

Window to side aspect, ceiling light point, wood effect flooring and a fitted kitchen comprising of: range of wall, drawer and base units with wood-effect work surfaces over, feature peninsula breakfast bar with space for stools, inset ceramic one and half bowl sink with mixer tap over and drainer unit, integrated double oven, under-counter space and plumbing for a washing machine, tumble dryer and dishwasher, and space for a fridge/freezer.

BALCONY

Accessed via patio doors from the living room, and a door from Bedroom One, with views towards the Pump Room Gardens and an original style balustrade and terrazzo-effect tiled flooring.

BEDROOM ONE

Window to side aspect, door to side aspect opening to the

balcony, ceiling light point, coving, electric heater, and built-in wardrobe.

BEDROOM TWO

Window to side aspect, coving, ceiling light point, electric heater and a built-in wardrobe.

BATHROOM

Obscured window to side aspect, ceiling light point, coving, tiled flooring, heated towel rail and a fitted suite comprising of: low-level flush w.c., wash hand basin with mixer tap over encased in a vanity unit, walk-in shower with electric shower, raised tray and glass screen.

GARAGE EN BLOC

Garage is accessible to the left of the apartment building, with an up and over door to front aspect and ample storage space.

LEASE

Years remaining: 980 (1000 years from 2003)

Service Charge: £599.00 for the period of 30/09/23 - 29/12/2023

Ground Rent: peppercorn

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 NOTES

1. The vendor informs Crabb Curits that the property benefits from permit communal parking.
2. The building is located within the Leamington Spa Conservation Area.
3. The building is located nearby to the Leam River and Pump Room Gardens.
4. The vendor informs Crabb Curtis that they benefit from having a share of the freehold.
5. We have been unable to identify whether historic works to the apartment required and/or received building regulatory control.

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

COUNCIL TAX

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

TENURE

The vendor informs Crabb Curtis that the property is leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

FIXTURES & FITTINGS

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

SERVICES

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

GENERAL INFORMATION

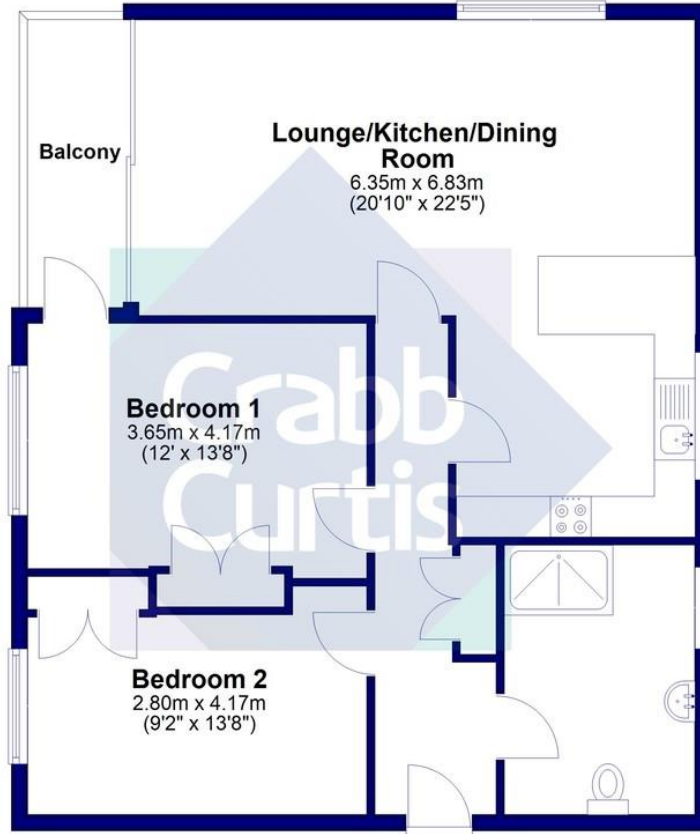
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.

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 form intent to purchase.



First Floor

Approx. 73.6 sq. metres (792.4 sq. feet)



Total area: approx. 73.6 sq. metres (792.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 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 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

T: 01926 88 87 77

E: leamington@crabbcurtis.co.uk

W: www.crabbcurtis.co.uk

OFFICE

9 Euston Place
Leamington Spa
Warwickshire
CV32 4LN