An excellent opportunity to acquire a well proportioned two bedroom first floor apartment being conveniently located within walking distance of the town centre, benefiting from ample parking and communal gardens.

Raford House is a converted building with impressive communal entrance hall, enjoying many period features, set in lovely maintained grounds with parking and gardens to front and rear.
Two double bedroom first floor period conversion, close to the town centre. This property has off road parking and communal gardens and is close to main road networks and bus routes. The property also has the benefit of being sold with no chain.

**Communal Hall**
The property is accessed from the front elevation via the communal parking area through the communal entrance door.

This leads into the communal hall area which locates the staircase having access to all floors.

**Entrance hall**
24’10” x 4’1” (7.59 x 1.27)
From the staircase up to the first floor accessed via the front door into the Entrance hall.

With a built in double storage cupboard, airing cupboard, central heating radiator, decorative coving to ceiling. The property has the advantage of a secure phone entry installed. The entrance hall gives access to all further accommodation.

**Lounge**
11’6” plus bay x 16’0” (3.53 plus bay x 4.88)
Double glazed bay window to rear, two central heating radiators, TV point and phone point.

**Kitchen**
7’1” plus recess x 18’0” (2.16 plus recess x 5.49)
Sash window to side elevation, Vinyl flooring, central heating radiator, central heating boiler. Kitchen has a range of wall and base units, stainless steel sink and drainer, integrated oven with hob and oven hood over, space for fridge freezer, space and plumbing for washing machine.

**Bedroom one**
9’4” up to wardrobes x 10’2” (2.87 up to wardrobes x 3.10)
Sash window to side, radiator and two double built in wardrobes.

**Bedroom two**
9’3” x 10’2” into recess (2.82 x 3.12 into recess)
Window to side and radiator.

**Shower room**
Re-fitted white bathroom suite. Low level W.C. pedestal wash hand basin, extractor, corner shower cubicle, electric shower unit over, chrome heated towel rail.

**Rear garden**
Communal gardens at rear.

**Tenure**
We believe the property to be Leasehold. We understand the lease is for a term of 189 years. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

The maintenance charge is thought to be approximately £1683 Per Annum.

**Disclaimer**
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

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**Energy Efficiency Rating**

- Very energy efficient - lower running costs
- A
- B
- C
- D
- E
- F
- G

**Environmental Impact (CO2) Rating**

- Very environmentally friendly - lower CO2 emissions
- A
- B
- C
- D
- E
- F
- G

**Important:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.