

Peter Clarke



8 Leicester Close, Harbury CV33 9LP

Offers Over £180,000

An attractive and spacious three bedroom first floor apartment set in the popular village of Harbury, being close to the local school, shops, amenities and transport links to the Fosse Way and M40. The property comprises three good size double bedrooms, large lounge diner, modern and spacious fitted kitchen breakfast room, an attractive family bathroom and outside storage units. This will make a perfect first time buy or likewise a buy to let investment property.



**APPROACH** There is a communal outside area with unallocated parking available. Communal stairs leading to the front door.

**ENTRANCE** Entry into the entrance hall with a large storage cupboard, centrally mounted ceiling light and central heating radiator, partly carpeted with additional attractive wood effect tiling to floor and further two large storage cupboards.

**LOUNGE / DINER** A good size dual aspect room with double glazed windows to front and side elevation, TV point, central heating radiator and door through to kitchen.

**MODERN FITTED KITCHEN** A modern fitted kitchen with wood laminate flooring, fitted with a range of wall and base mounted units with complementary work surface over, inset one

and a half bowl stainless steel sink unit with monobloc tap over, integrated electric oven and hob with extractor over, space for washing machine, integrated dishwasher, breakfast bar, storage cupboard, window to the front elevation and centrally mounted ceiling spot lights.

**MASTER BEDROOM** A large double bedroom with double glazed window to the side elevation, large built in wardrobes and central heating radiator.

**BEDROOM TWO** Another good size double bedroom with two double glazed windows to the side elevation, central heating radiator, built in storage cupboard and television point.

**BEDROOM THREE** A third double bedroom with double glazed window to the side elevation and built in storage

cupboard, central heating radiator.

**BATHROOM** A well proportioned and recently fitted bathroom with an attractive bath with shower over with waterfall showerhead, part tiling to splashback areas, sink with vanity unit and granite top, two obscure windows to rear elevation, low level WC and a large wall mounted towel radiator and extractor fan.

## GENERAL INFORMATION

**TENURE:** We are informed the property is Leasehold with 121 years remaining, although we have not seen evidence. Purchasers should check this before proceeding. Service Charge is £569.00 per year and Ground Rent £150.00 per year.



**SERVICES:** We have been advised by the vendor there is mains gas, electricity, water and mains drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** 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 same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in **Band B**

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C.** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

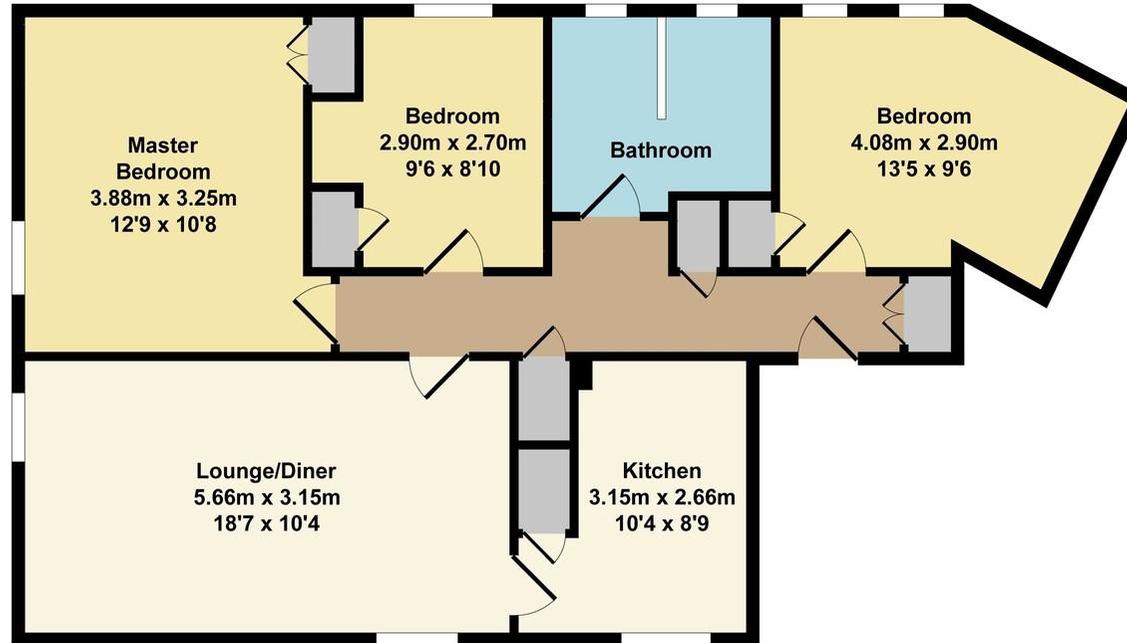
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# Leycester Close

## Total Approx. Floor Area 73.50 Sq.M. (791 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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# Peter Clarke

Six offices serving South Warwickshire & North Cotswolds