



18 Avenue Road

Leamington Spa **CV31 3ND**

Offers Over £315,000

18 Avenue Road

This well presented duplex apartment is set within one of Leamington Spa's most prestigious developments of apartments within the heart of the town centre and a stroll from the train station. Set in this tranquil town centre position and set over two levels of well proportioned accommodation with fabulous tall ceilings and large sash windows giving some lovely views. The apartment is exceptionally spacious with a large open plan living / dining kitchen, two double bedrooms with the principal bedroom having an en suite shower room and the bedroom on the lower level serviced by its own bathroom. Outside there are well manicured communal gardens and an allocated car parking space. The apartment occupies an excellent position in the original part of the building and would be ideal for both buy-to-let or as an owner-occupied property. It is currently being rented out as a serviced apartment and so benefits with no onward chain.

LOCATION

The Manor House is positioned within a private gated development just south of the river in Leamington Spa and less than 500m from Leamington Spa's railway station. The property is less than half a mile from the town centre of Leamington Spa with a wide range of cafes and restaurants and a variety of retail options. The apartment is also situated close to the local open spaces and the leisure facilities offered by Victoria Park whilst Leamington Spa is situated close to the heart of the UK's motorway network.

ON THE GROUND FLOOR

Communal Entrance Lobby

Entered via a secure entry with passcode and intercom system to the apartment. Stairs rise to the upper levels.

ON THE SECOND FLOOR

Entrance Lobby

This spacious entrance leads into the main entrance hall and has a double glazed window to the side aspect, recessed spotlights to the ceiling.

Entrance Hallway

3.73m max x 2.31m (12'2" max x 7'6")
This spacious entrance hallway has stairs rising to the upper floor and doors leading off to the main reception room, bathroom and bedroom. There is a large store cupboard and the handy wall mounted television entry system and wall mounted control for fire alarm system.

Open Plan Living / Dining / Kitchen

8.43m max x 4.60m (27'7" max x 15'1")
This well proportioned reception room benefits

with immense tall ceilings and lots of natural light flooding in via the dual aspect double glazed sash type windows to both the front and the rear aspects. There is a range of contemporary fitted wall and base units in a fashionable grey high gloss finish, integrated wine rack, bamboo effect complementary work surface over with stainless steel upstands with an inset stainless steel sink and drainer with chrome mixer tap over, an inset four ring Smeg electric hob with stainless steel splash back and stainless steel Smeg extractor over. Beneath this is a stainless steel finished oven and grill, there is also an integrated fridge and freezer, dishwasher and washing machine. The kitchen opens up into the living and dining areas of which is a great space on offer.

Bedroom Two

3.81m x 3.15m (12'5" x 10'4")
This large double bedroom, with continued immense ceiling heights has lovely views to the front of the building within the communal grounds.

Bathroom

2.11m max x 1.96m max (6'11" max x 6'5" max)
Having a partially obscure double glazed window to the front aspect and being fitted with a contemporary white bathroom suite comprising of a low level push button WC, a circular sink with chrome mixer tap over which is inset into a shelf. Panelled bath with shower over, glazed shower screen, tiled splash backs with an inset mosaic border, electric shaver outlet, wall mounted electric heated towel rail, recessed spotlights to the ceiling and a ceiling mounted extractor.

ON THE THIRD FLOOR

Landing

With an open feel, window to the rear aspect and door into a large storage cupboard with hanging rail.

Bedroom One

5.87m max x 5.23m max (19'3" max x 17'1" max)
This immense bedroom comprises of two main areas. There is a door leading to the en suite shower room and a separate door leading into an airing cupboard with boiler for hot water and storage space, a further door leads to eaves storage. There are velux style roof windows to the rear aspect offering lots of natural light.

Ensuite Shower Room

2.77m max x 1.55m max (9'1" max x 5'1" max)
Having a partially obscure double glazed window to the side aspect being fitted with a contemporary white bathroom suite comprising of a push button low level flush WC, pedestal sink with round basin having chrome mixer tap over, corner shower unit with glazed screen, tiled splash backs with an inset mosaic border, wall mounted electric heated towel rail and an electric outlet for a shaver point. Recessed spotlights to the ceiling and a wall mounted extractor.

OUTSIDE

The communal gardens are separated from the street behind attractive metal railings. There is key code entry to the two pedestrian access point and remotely operated gated vehicular access. A driveway leads to the parking areas and the property is surrounded by attractive communal gardens with a communal patio space adjoining the river frontage.

PARKING

The property benefits from allocated parking space.

Features

Top Floor Duplex Apartment

Prestigious Development

Period Conversion

Two Double Bedrooms

Large Open Plan Living Space

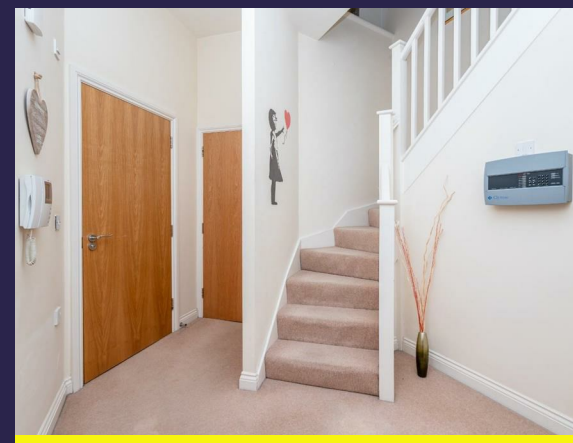
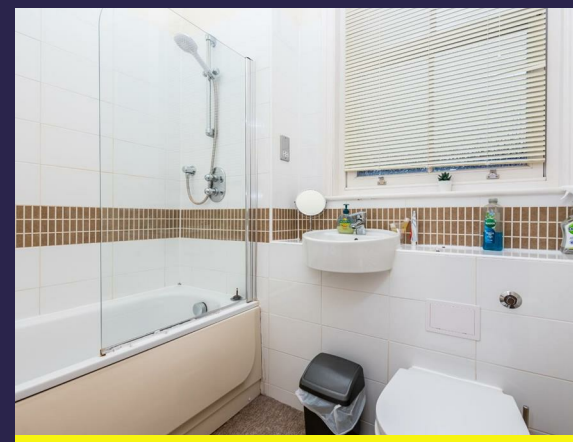
Bathroom & En Suite

500m to Railway Station

Allocated Parking

No Onward Chain

Well Maintained Communal Grounds





Floorplan



General Information

Tenure

Leasehold - Share of Freehold

Services

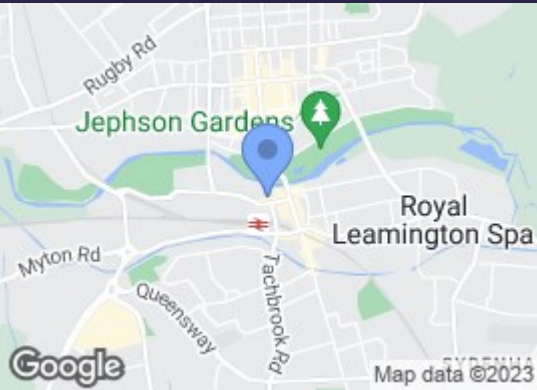
We understand that all mains services are connected to the property with exception of gas. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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