



44 Manor Court
Leamington Spa CV31 3NL
Guide Price £425,000

44 Manor Court

Avenue Road

This is an exceptional and rare opportunity to purchase a penthouse style top floor apartment in Manor Court that offers magnificent panoramic views over much of central Leamington Spa and beyond. Being one of three apartments on the very top floor of the building, this is a larger apartment than many others in the building with features of the gas centrally heated and double glazed accommodation including a lounge with balcony off overlooking the Pump Room Gardens, along with an exceptionally spacious en suite master bedroom which provides superb views over Jephson Gardens and beyond including south Leamington and All Saints Parish Church. Manor Court is ideally placed for access to Leamington Spa town centre and Leamington spa railway station and is set in communal gardens, whilst also benefiting from communal parking with two parking permits allocated to this apartment.

LOCATION

Manor Court is positioned on the site of the former tennis courts on which the game of lawn tennis was invented. Avenue Road lies a short distance south of central Leamington Spa and is therefore within easy walking distance of all town centre amenities including Leamington's wide array of shops and independent retailers, bars, restaurants and artisan coffee shops. Victoria Park, Jephson Gardens and the Pump Room Gardens are also a short walk away. Also easily accessible is Leamington Spa railway station which provides regular commuter rail links to London and Birmingham amongst other destinations.

COMMUNAL ENTRANCE HALLWAY

From which stairs and lift ascend to the upper levels of Manor Court where a private entrance door gives access to the apartment itself and:-

LONG THROUGH ENTRANCE HALLWAY

With central heating radiator, UPVC double glazed window and doors radiating to:-

LOUNGE

4.70m x 3.43m (15'5" x 11'3")
With central heating radiator and large sliding UPVC double glazed doors opening onto:-

BALCONY

Providing space for table and chairs and from which there are magnificent views extending over the bandstand and Pump Room Gardens to central and north Leamington beyond.

KITCHEN

3.61m x 1.70m (11'10" x 5'7")
Being fitted with a range of gloss fronted units of contemporary design and comprising coordinating base cupboards, drawers and wall cabinets, granite effect worktops with tiled splashbacks and inset double drainer stainless steel sink unit with mixer tap, inset four burner gas hob with filter hood over and electric oven below, integrated larder style fridge, together with integrated washing machine and dishwasher, three UPVC double glazed windows, inset ceiling downlighters, ceramic tiled floor and central heating radiator.

MASTER BEDROOM

4.80m x 4.27m (15'9" x 14'0")
Having floor-to-ceiling UPVC double glazed sliding door providing stunning further views over south Leamington, including the River Leam and All Saints Parish Church. Central heating radiator and door to:-

EN SUITE SHOWER ROOM

With ceramic tiled splash areas and white fittings comprising low level WC, inset wash hand basin with mixer tap and integrated storage cupboard below, walk-in shower with glazed screen and fitted dual head shower unit, chrome towel warmer/radiator and obscure UPVC double glazed window.

BEDROOM TWO

3.66m x 3.25m (12'0" x 10'8")
With UPVC double glazed window and central heating radiator.

PRINCIPAL SHOWER ROOM

With white fittings comprising low level WC, wash hand basin with mixer tap and integrated storage cupboard below, corner shower enclosure with sliding doors giving access and fitted dual head shower unit, ceramic tiled floor, chrome towel warmer/radiator

Features

Penthouse Style Top Floor Apartment
Magnificent Leamington Views
Lounge With Balcony Off
Fitted Kitchen
Two Bedrooms
Two Bathrooms
Communal Gardens
Communal Parking
No Chain



DIRECTIONS

Postcode for sat-nav - CV31 3NL.



Floorplan



Total area: approx. 81.1 sq. metres (872.4 sq. feet)

Contact us

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Visit us

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General Information

Tenure

Leasehold - Share of Freehold

Services

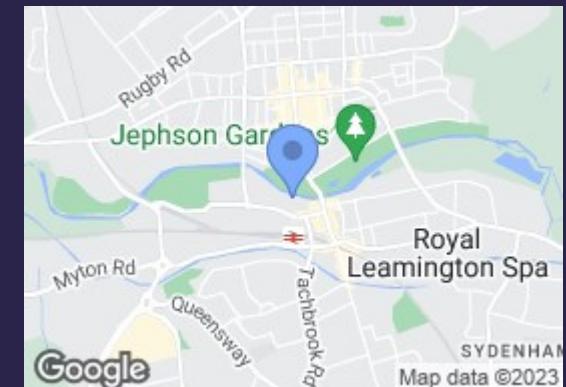
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

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	72	73
(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		