

Leamington Spa Office

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ehB

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## 27 The Manor House Leamington Spa

£154,000

**\*\*REDUCED FOR A QUICK SALE/IDEAL FIRST TIME BUY OR INVESTMENT\*\*\*\***

A well maintained modern first floor apartment within this successful Town Centre development providing well proportioned one bedroom accommodation with open plan lounge/kitchen. Designated car parking space, ideal for first time buyer or investment purposes.

Also at: Warwick, 27 Jury Street, Warwick CV34 4EH

The Manor House is a successful development comprising a blend of conversion and new build properties completed in recent years by Charles Church Developments. The property is ideally sited close to the Town Centre and all amenities and very close to the local railway station.

27 The Manor House is a well presented first floor apartment featuring well proportioned open plan lounge and well fitted kitchen with appliances and one double bedroom. The property has the benefit of gas fired central heating and sealed unit double glazing and is offered to a good standard of presentation throughout. There is a designated car parking facility.

The accommodation comprises

**Communal Entrance Hall and Staircase** With intercom system.

**Private Entrance Hall** With spotlights, electric radiator, airing cupboard.

**Open Plan Lounge and Fitted Kitchen** 6.71m x 3.89m(22' x12'9") With two electric radiators, TV point, Kitchen Area with extensive range of base cupboard and drawer units, rolled edge worksurfaces, high level cupboards, stainless steel oven and hob unit with stainless steel splashback, single drainer stainless steel sink unit, built in dishwasher, washer dryer, fridge freezer, spotlights.

**Bedroom** 3.89m x 3.35m(12'9" x 11') With triple built in wardrobe with hanging rail and shelf, radiator.

**Bathroom/WC** 2.13m x 1.75m(7' x 5'9") With white suite comprising panelled bath with integrated shower unit and shower screen, pedestal basin, low flush WC with concealed cistern, tiled splashbacks, spotlights, chrome heated towel rail, extractor fan.

**Outside** There is a designated Car Parking Space

**Tenure** The property is understood to be held on a leasehold arrangement with further details available upon request.

**Services** All mains services understood to be connected. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order and cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

### Location

27 The Manor House  
Avenue Road  
Leamington Spa  
Warwickshire  
CV31 3ND

The property can be approached by proceeding south from our office via Dale Street following onto Adelaide Road, turn left at the roundabout into Avenue Road where the development will be found located on the left hand side.