



Flat 16, Manor Court, Avenue Road, Leamington Spa, Warwickshire, CV31 3NL
Offers Over £225,000

A 2 bedroom, fifth floor apartment in need of modernisation, situated on Avenue Road in central Leamington Spa with accommodation extending to 764 sq ft.



DESCRIPTION

With views across Leamington Spa, this traditional two bedroom, fifth floor apartment located in desirable Manor Court is perfect for buyers looking to put their stamp on one of Leamington's best locations.

Built on the site of the world's first lawn tennis courts in the grounds of the former Manor Court Hotel, Manor Court is a maintained residential development offering manicured communal gardens and traditional residential accommodation.

Once inside the property a central hallway leads onto the spacious main reception room which features a traditional fireplace and windows overlooking the balcony with extensive views across Leamington Spa. There is a functional kitchen with built in appliances which was previously modernised but would benefit from updating. The two double bedrooms are both generous in size and offer ample storage space and views across the town. The family bathroom features its original bathroom suite and is ready to be modernised.

Externally there is a plenty of communal parking and the apartment comes with the added benefit of its own garage.

Material Information:

Council Tax: Band C
 Local Authority: Warwick District Council
 Broadband: Superfast Broadband Available (Checked on Ofcom Sept 24)
 Mobile Coverage: Limited Coverage
 Heating: Electric
 Listed: No
 Tenure: Leasehold (930 years)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



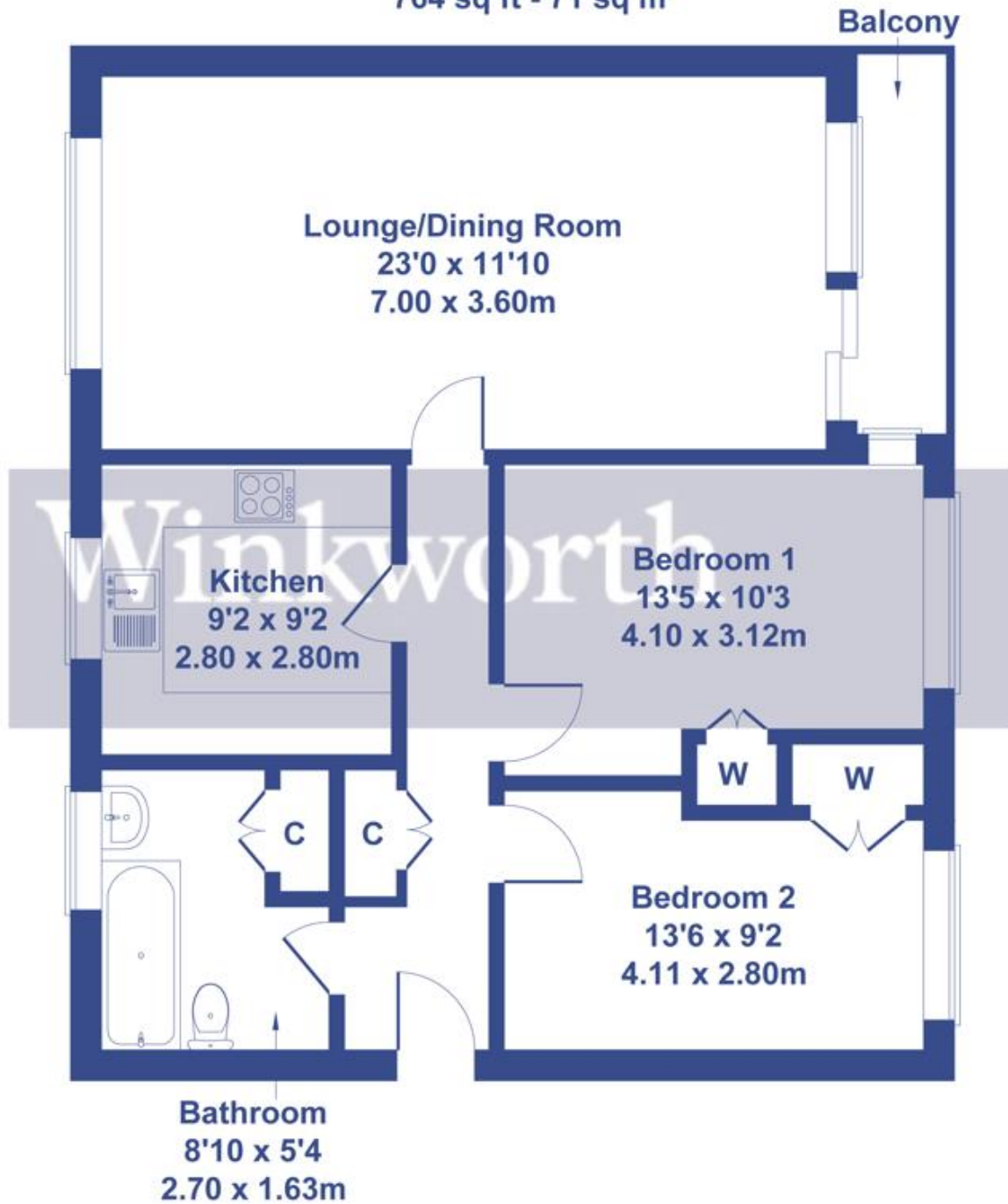
LOCATION

Located on Avenue Road in central Leamington Spa, Manor Court looks towards the historic Pump Rooms and is a short walk (0.2 miles) to the Parade, with its restaurants, shops and bars, and the beautiful Jephson Gardens (0.4 miles).

Leamington Spa Train Station is a 5 minute walk (0.2 miles) and offers a direct service to London Marylebone (1 hour 20 minutes) and Birmingham (30 minutes), while the M40 is accessed via multiple junctions and provides access by road to London and the wider west Midlands.

Manor Court

Approximate Gross Internal Area
764 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

COUNCIL TAX- Band C

LOCAL AUTHORITY - Warwick District Council

SERVICE CHARGE – Approx. £599 per quarter

LEASE- 930 Years

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.