

Peter Clarke



57 Kinmond Court, Leamington Spa, CV32 4QU

Guide Price £95,000

A rare opportunity to purchase a 2 double bedroom top floor retirement apartment (age 55 plus) located in the heart of Leamington Spa Town Centre with secure on site car parking. The apartment benefits from excellent communal facilities to include residents' lounge and guest room, within short walking distance of The Royal Priors shopping centre, numerous coffee shops and restaurants.



**LEAMINGTON SPA** is a thriving Spa town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands as well as the M40 motorway and surrounding train stations providing good access to London. Stratford-Upon-Avon and the Cotswolds are close to hand.

A rare opportunity to purchase a 2 double bedroom top floor retirement apartment (age 55 plus) located in the heart of Leamington Spa town centre with secure on site car parking. The apartment benefits from excellent communal facilities to include residents' lounge and guest room, within short walking distance of The Royal Priors shopping centre, numerous coffee shops and restaurants.

**COMMUNAL ENTRANCE HALL** Protected by telephone entry

system giving access to large residents lounge and other communal facilities.

**SPACIOUS HALL** Entrance with built-in meter cupboard, door to substantial walk-in airing cupboard housing hot water cylinder, storage heater, doors to:

**LIVING ROOM** Storage heater, TV point, window to front elevation, glass panelled doors to:

**FITTED KITCHEN** Comprising a range of wall and base units with complementary worktops and tiling, built in eye level oven, electric hob and double glazed window to front elevation.

**BEDROOM ONE** With built in wardrobe, storage heater, double glazed window to front elevation.

**BEDROOM TWO** Storage heater, double glazed window to front elevation.

**BATHROOM** Avocado suite comprising bath with electric shower over, WC, and wash hand basin.

**OUTSIDE** Communal parking area accessed via metal gates and attractive communal gardens located to the rear of the building with shaped lawn and stocked borders.



## GENERAL INFORMATION

**TENURE:** We are informed the property is Leasehold with 90 years remaining. The annual service charge is £ 3,349.16 and an annual ground rent charge of £ 582.56, although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains electricity 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 Warwick District Council and is understood to lie in **Band D**

**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.

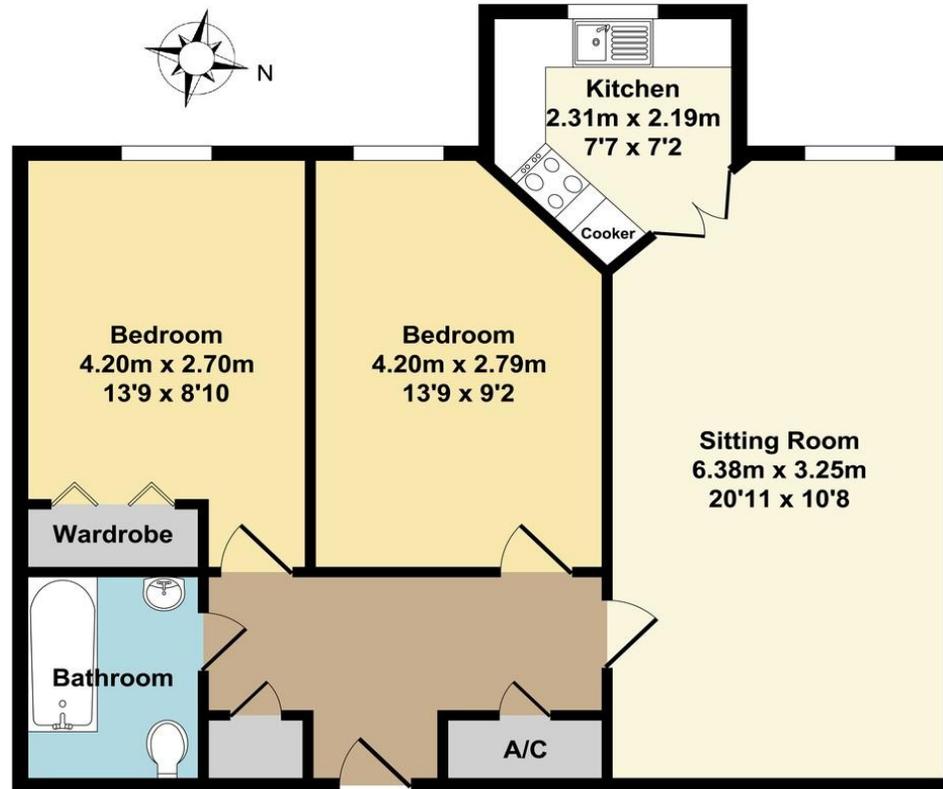
**REGULATED BY RICS**

---



Kinmond Court, Kenilworth Street, Leamington Spa CV32 4QU  
Total Approx. Floor Area 60.45 Sq.M. (651 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 appliance 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.



01926 429400

[www.peterclarke.co.uk](http://www.peterclarke.co.uk)

4 Euston Place, Leamington Spa, Warwickshire CV32 4LN  
[leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk)

**Peter Clarke**

Six offices serving South Warwickshire & North Cotswolds