

Peter Clarke



2 The Town House, 2 Kenilworth Road, Leamington Spa

Offers Over £300,000

A beautifully presented and generously proportioned, two bedroom town centre apartment full of character and charm. Set in a period conversion this attractive property is full of period features and is conveniently situated being in the centre of the sought after Leamington Spa. The property comprises a large open plan living, dining and kitchen area with a feature spiral staircase leading to the mezzanine first floor accommodation with two large bedrooms and the family bathroom being situated on the ground floor.



APPROACH The property is approached via steps leading to the front door with painted iron railings.

ENTRANCE HALL A light, airy and inviting entrance hall, high ceilinged with a door to the front elevation, double glazed windows, full size double storage cupboard, access to a characterful mezzanine seating area and central heating radiator.

OPEN PLAN LIVING AREA

KITCHEN A modern and well appointed kitchen fitted with a range of wall and base level units with complementary work surfaces over, inset stainless steel one and a half bowl sink unit with chrome monobloc tap over, integrated four ring gas hob with electric integrated oven, full size 50/50 split fridge freezer, under counter lighting, integrated dishwasher and washing

machine, inset ceiling downlighters and wood effect vinyl flooring.

LIVING / DINING AREA A light an airy open living space, high ceilinged with large full height sash windows to the front elevation giving attractive views over the park opposite, central heating radiator, feature electric wall mounted fireplace, TV point, space for dining comfortably seating 4 - 6 adults. Inset ceiling downlighters and also further mounted ceiling lights, full size double storage cupboard, and an attractive and feature open spiral staircase leading to the mezzanine sleeping area.

UPPER FLOOR

GALLERIED LANDING A beautiful galleried landing over looking the living area with a lovely elevated view of the park

opposite through the full height sash windows.

MASTER BEDROOM A good sized double room with obscured glass window to the front elevation allowing the room to fill with natural light, double glazed obscured window to the side elevation. Centrally mounted ceiling light, TV point, central heating radiator and double built in wardrobes.

BEDROOM TWO Another good size bedroom with full size double wardrobes, ceiling mounted lighting and a central heating radiator.

BATHROOM With low level WC, bath, separate walk in shower cubicle with electric shower, inset ceiling downlighters, pedestal sink with tiled splashbacks, part tiling, wood effect vinyl flooring and heated towel radiator.



GENERAL INFORMATION

TENURE: We are informed the property is Leasehold, although we have not seen evidence. Purchasers should check this before proceeding. The lease has 982 years remaining. Ground Rent £250 pa and Service Charge £1164 pa

SERVICES: We have been advised by the vendor there is mains gas, electricity, water and mains drainage 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



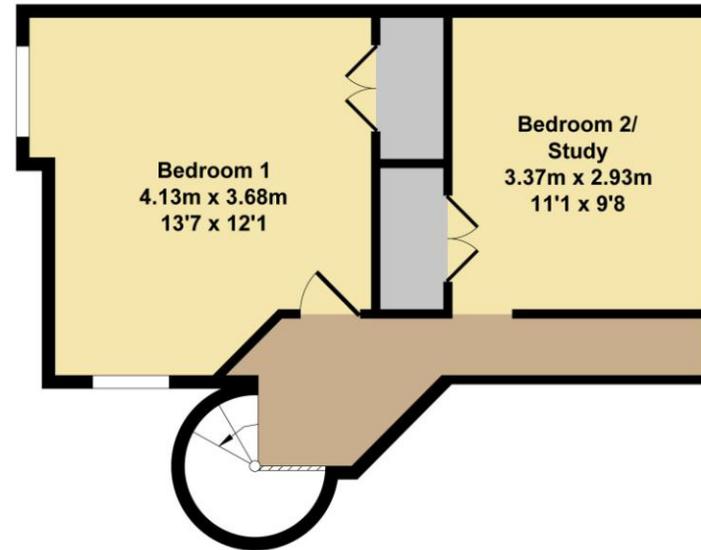
The Town House

Total Approx. Floor Area 81.0 Sq.M. (872 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor Area
49.70 Sq.M.
(535 Sq.Ft.)



First Floor
Approx. Floor Area
31.30 Sq.M.
(337 Sq.Ft.)



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 presentations 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

Myton Road, Leamington Spa, Warwickshire CV31 3NY
leamington@peterclarke.co.uk

Peter Clarke

Six offices serving South Warwickshire & North Cotswolds