

Peter Clarke



10 Brunswick House, Lillington Avenue, Leamington Spa



NEWBOLD COURT

HARBURY COURT

CLAVERTON HOUSE
KINETON HALL



Lillington Avenue CV32 5AX

This is a beautiful and exclusive development for the over 55's set in the highly desirable Audley Binswood Village, Leamington Spa. This well presented one bed apartment is situated in the centre of the complex which boasts a residents swimming pool with sauna, restaurant, gymnasium, lounge area, bar, on site hairdresser and beautiful landscaped grounds. Parking space by arrangement. Being conveniently positioned in the centre of town this is just a short walk away from local shops, restaurants, amenities and transport links. This is a superb proposition and viewing is a must to be fully appreciated.

- Spacious ground floor apartment
- Private West facing terrace
- Double bedroom
- Beautiful development
- Residents pool

Guide £299,950

Peter Clarke

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APPROACH Access to the property via a communal entrance and facilities.

ENTRANCE Via a communal area with secure access to the front door of the apartment.

ENTRANCE HALL Door leading in a spacious entrance hall with a large storage cupboard, centrally mounted ceiling lights, airing cupboard and doors giving way to the internal accommodation.

LIVING ROOM A good size, bright and airy room being dual aspect with a double glazed sash window to the side elevation and double glazed windows and French doors to the front with an attractive outlook over the landscaped communal lawned area and private patio. Centrally mounted ceiling lights, telephone and TV point.

KITCHEN BREAKFAST ROOM A modern fitted kitchen with a range of wall and base mounted units with complementary granite effect work surfaces over. Integrated Neff electric hob with large extractor over, integrated Neff electric oven and further combi

oven, integrated full height fridge freezer, dishwasher and washer dryer. Inset ceiling downlighters, double glazed sash window to the front elevation with an attractive outlook, tiled flooring and giving ample space for table and chairs.

BEDROOM A good size double bedroom with a large double glazed sash window to the side elevation, double full height wardrobes, TV and phone point, centrally mounted ceiling light and door to en suite.

EN SUITE A Villeroy & Boch en suite fitted with low level WC with concealed cistern, ceramic sink with mono tap over, wall mounted towel radiator, large walk in mains fed shower cubicle, inset ceiling downlighters, extractor fan and part tiling.

WC With low level WC with concealed cistern, wash hand basin with monobloc tap over, inset ceiling downlighters, extractor fan and part tiling.

GENERAL INFORMATION

TENURE: We are informed the property is Leasehold, with 113 years remaining although we have not seen evidence. Purchasers should check this before proceeding. Service charges £807.83 per month and Ground Rent £500 PA

SERVICES: We have been advised by the vendor there is mains gas, electric, 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 C**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: **C.** A full copy of the EPC is available at the office if required.

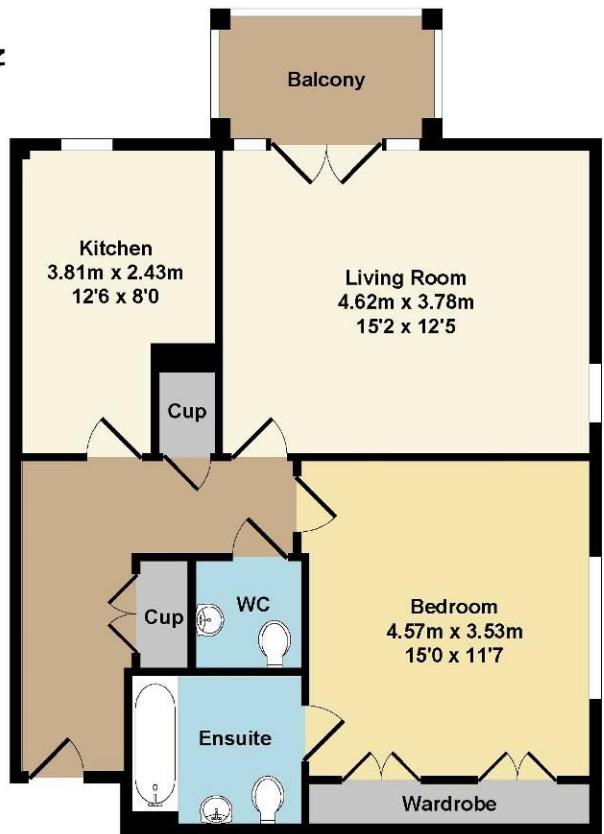
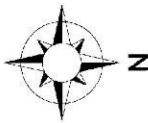
VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS







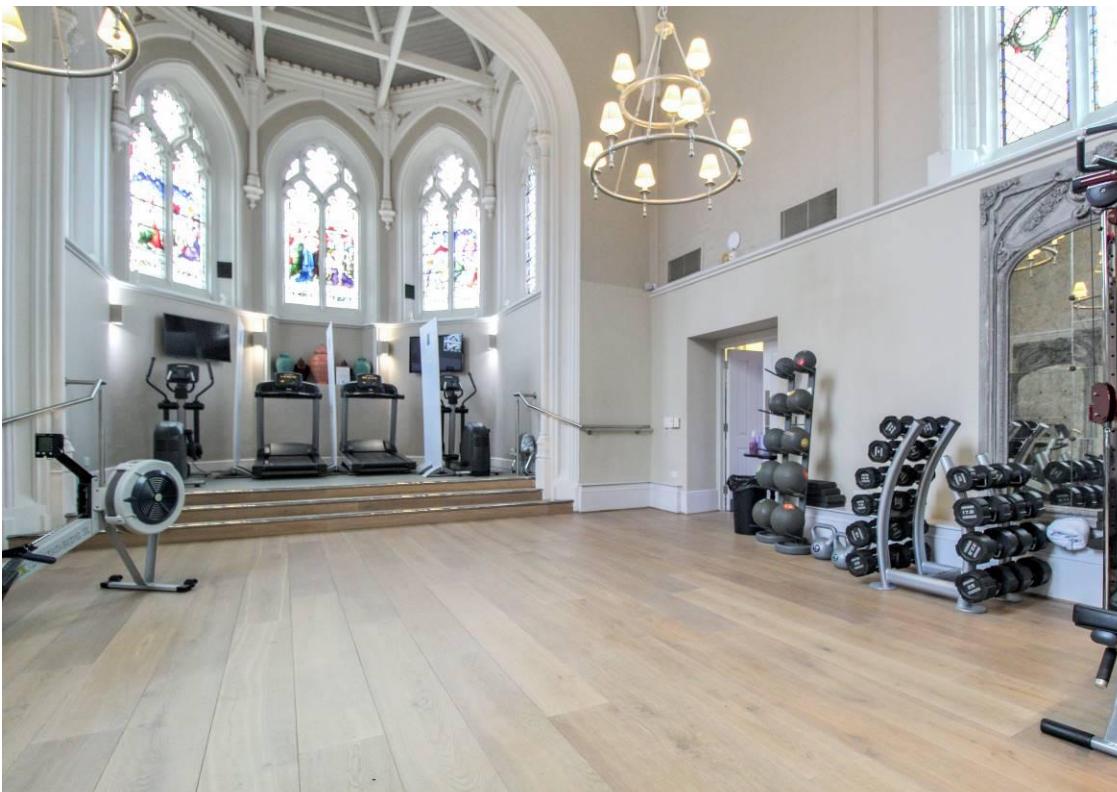


Brunswick House

Total Approx. Floor Area 59.70 Sq.M. (643 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.

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 or 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.





Peter Clarke

Six offices serving South Warwickshire & North Cotswolds