

## THE MANOR HOUSE, LEAMINGTON SPA CV31 3ND



**A THREE BEDROOM DUPLEX PENTHOUSE APARTMENT LOCATED WITHIN WALKING DISTANCE TO THE TRAIN STATION AND TOWN CENTRE, BENEFITING FROM ALLOCATED PARKING, A ROOF TERRACE OFFERING VIEWS OVER LEAMINGTON AND A BALCONY. VIEWING HIGHLY RECOMMENDED.**

- **PENTHOUSE APARTMENT**
  - **THREE BEDROOMS**
- **Open Plan Living, Dining and Kitchen Areas**
  - **Conservatory With Roof Terrace**
- **TOWN CENTRE LOCATION**
  - **West Facing Balcony**
  - **AVAILABLE NOW**
- **Restrictions: No Pets. No Smoking and No Sharers.**
  - **COUNCIL TAX BAND D**

**3 BEDROOMS**

**£1,600 PCM**

This THREE BEDROOM duplex PENTHOUSE apartment is located with excellent access to the town centre and train station and boasts impressive views over the river Leam and Pump Room Gardens. The property has a balcony, en-suite to master bedroom, two allocated parking spaces and viewing is recommended.

**SORRY NO PETS OR SHARERS**

### **Entrance Lobby**

Entrance to the property is via secure front gates and a communal entrance. There are stairs and lift access to the property and entrances on both level 3 and 4.

### **Entrance Hallway 6'0" x 14'8" (1.85 x 4.49)**

With neutral décor to floor, walls and ceiling, stairs to bedrooms and bathrooms. There is a useful storage cupboard, telephone point, video entry telephone system, electric heater and double doors leading to the open plan living, dining and kitchen areas.

### **Cloakroom 5'10" x 3'10" (1.79 x 1.18)**

Neutral decor to walls and ceiling, white suite comprising of low level WC with wash hand basin and extractor fan.

### **Living/Dining Area 23'10" x 16'5" (7.27 x 5.02)**

Accessed through double doors from the hallway, the main living, dining and kitchen areas are open plan, have wooden flooring and neutral décor throughout, four double glazed Velux windows to the side elevations bringing in lots of natural light and there is access through double glazed French doors into the conservatory area and also a balcony to the west side of the property. Access through the conservatory brings you to the roof terrace.

### **Kitchen Area 13'11" x 7'11" (4.26 x 2.42)**

Open plan to the living and dining areas. The kitchen is fitted with a range of floor and wall units in a pale wood finish with chrome handles and a black melamine work surface with a stainless steel single bowl sink and drainer with matching chrome taps. There is an integrated electric Smeg Oven with chrome extractor fan above, integrated Smeg Washing Machine, Dishwasher and Fridge Freezer. There are two double glazed Velux windows to side elevation.

### **Conservatory 15'1" x 9'7" (4.62 x 2.93)**

The conservatory is neutrally decorated and has aluminium framed double glazed windows with double glazed French doors leading out onto the paved roof terrace.

### **Master Bedroom 14'6" x 12'6" (4.42 x 3.82)**

Neutrally decorated and carpeted throughout with built in mirrored wardrobes, two double glazed windows to rear and side elevation, electric heater and door leading to the En-Suite.

### **En-Suite 5'6" x 4'9" (1.70 x 1.46)**

Neutrally decorated with half height tiling around the sink area and full height tiling in the shower enclosure, a white suite comprising of low level WC with concealed cistern, shower enclosure with thermostatic shower, wash hand basin, white heated towel rail, shaver point and mirror.

### **Bedroom Two 11'6" x 14'6" (3.53 x 4.43)**

Neutrally decorated and carpeted throughout with a double glazed window to side elevation and electric heater.

### **Bedroom Three 8'7" x 12'9" (2.63 x 3.90)**

Neutrally decorated and carpeted throughout with fitted mirrored wardrobes, double glazed window to side elevation and electric heater.

**Bathroom 5'3" x 7'8" (1.62 x 2.34)**

The bathroom is part tiled in a neutral tile and is fitted with a white suite comprising of low level WC with concealed cistern, bath with thermostatic shower over, white heated towel rail, extractor fan and mirror.

**Roof Terrace**

The roof terrace offers stunning views across the river to the Pump Room Gardens and town centre. It is laid out to a patio with metal balustrades. There is also a small west facing balcony accessed via French doors from the living, dining and kitchen areas.

**Outside**

To the front of the property there is allocated parking. There is also a bike store.

**Council Tax**

The council tax is band D with Warwick District Council

**Holding Deposit**

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)

**Lettings Disclaimer**

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) A                                                     |         |                            |
| (81-91) B                                                       |         |                            |
| (69-80) C                                                       |         |                            |
| (55-68) D                                                       |         |                            |
| (39-54) E                                                       |         |                            |
| (21-38) F                                                       |         |                            |
| (1-20) G                                                        |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |