



, 30 AVENUE ROAD

complete ●●●
SALES & LETTINGS



"This is a spacious 729sqft 1 bed apartment, which has undergone some refurbishment and fully re-decorated within easy reach of Victoria Park, the town centre and simple walk to the train station"



A lower ground floor apartment that forms part of a conversion of a large Victorian town house, situated within a few minutes walking distance of the town centre, train station and Victoria Park. The building is set back from the road via a blocked paved fore garden set behind wrought iron railings, the property has the advantage of double glazing and gas fired central heating. Comprises; entrance hall, lounge/diner, Re-fitted Breakfast kitchen, a double bedroom and a shower room. Offered no onward chain, comes with a share of the freehold. The property also has heat exchange ventilation.



To view the ultimate 3D virtual twin of this home, which will give you an amazing perspective of the inside and outside, in a fully immersive online interactive viewing use-
<https://my.matterport.com/show/?m=ipoYZhyG5SU>
my.matterport.com/show/?m=ipoYZhyG5SU

Description

Approach & Communal Entrance

Main entrance door located under the open storm porch. The front courtyard is blocked paved with iron railings, large gates, retaining brick wall and an intercom. Inside the communal hallway are letter trays and a short flight of steps lead to the lower ground.

Entrance

Entrance door to stairwell that leads to the lower ground apartment. Fitted with modern grey timber effect click vinyl flooring, down-lighting, radiator, large storage cupboard which has lighting. There are modern doors, leading to a lounge diner and shower room. Open doorway to another hallway, with doors through to the bedroom and the breakfast kitchen. there is also a heat exchange vent.



Lounge/ Diner

A good size lounge diner with 3 uPVC double glazed windows, down-lighting, modern grey timber effect click vinyl flooring and two radiators.

Re-Fitted Breakfast Kitchen

A modern stylish fitted kitchen in a grey colour with black handles, comprising of dark squared worktop, double fitted oven, Lamona four ring gas hob and extractor over. There is a single bowl, stainless steel sink with mixer tap on Sani-flow. There is a Lamona full-size fitted dishwasher. There is space and plumbing for a washing machine. There is a range of cupboards and drawers, also a cupboard housing the ideal Independent+ Combi 30 gas boiler. There is a useful deep breakfast bar and another worktop with space for two appliances below.



Bedroom One

With modern grey timber effect, click vinyl flooring, freshly decorated, a uPVC double glazed window, heat exchange vent, radiator and down-lighting.

Shower Room

With a continuation of the grey modern timber effect vinyl flooring, radiator, concealed waste toilet, hand basin with chrome mixer tap, and vanity storage, shower cubicle with glass doors and plastic panelling and electric shower. There is a heat exchange rate.



Outside

Rear Communal courtyard area.



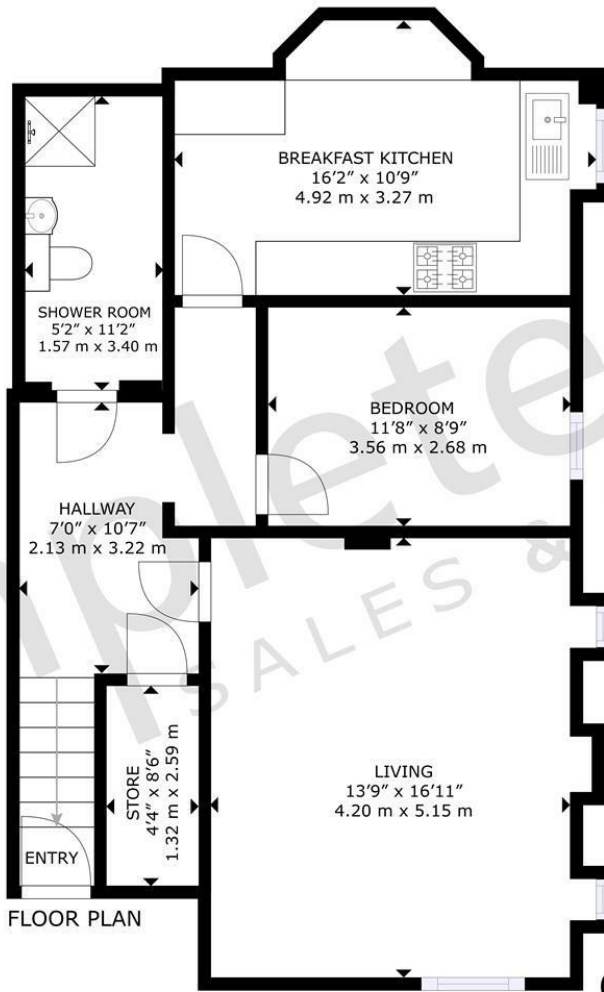
Heat Recovery Vent System

"The Vent-Axia HR30 range is designed for continuous operation providing up to 70% Heat Recovery. Effectively controlling internal relative humidity. The Vent-Axia HR30WH unit come complete with integral humidity sensor and controls condensation and reduces mould. Fresh pre-warmed air from the outside is continuously provided to the room with simultaneous extraction of stale, moist air. An integral heat exchanger transfers heat from the outgoing stale air to the fresh air supply, raising the temperature of the fresh air and most importantly reducing the Relative Humidity of the supply air to the room." These types are located in the kitchen, lounge and bedroom. other ones are the HR100 model.

Location

A town centre located conversion, just a short walk from the train station, from which hourly fast trains run to London. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café's and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lined avenues, squares, parks, gardens, a range of excellent private and state schools, it is a very popular place to live.





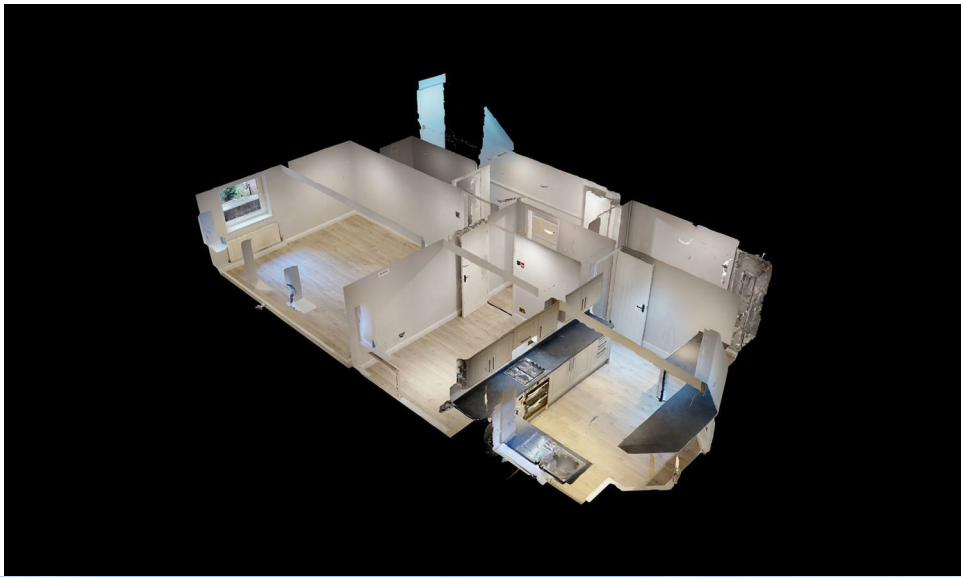
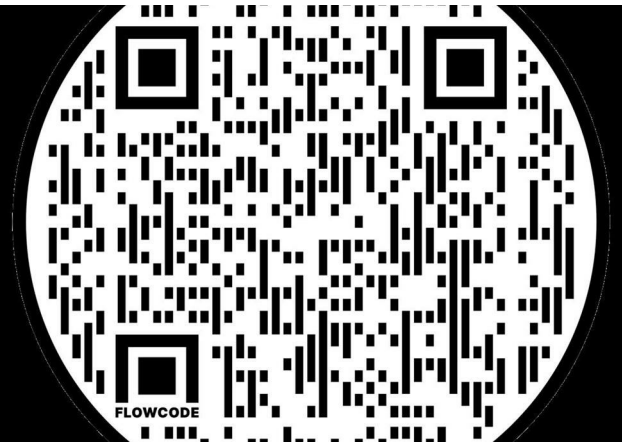
FLOOR PLAN

GROSS INTERNAL AREA

FLOOR PLAN: 729 sq. ft, 67 m²

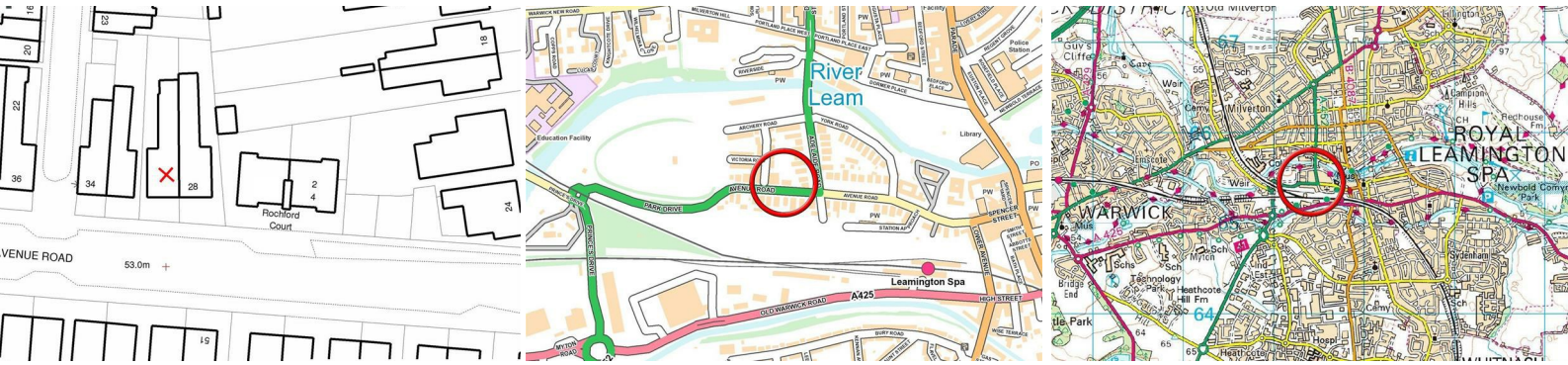
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

complete ●●●
SALES & LETTINGS



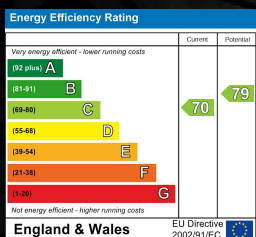


- Victorian Conversion
- Lower Ground Floor
- Lounge/Diner
- Shower Room
- Offered No Chain
- One Bedroom Apartment
- Share Of Freehold
- Re-Fitted Breakfast Kitchen
- Storage Cupboard
- Walking Distance To Station & Parks



, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

complete ●●●●
 SALES & LETTINGS