



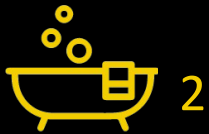
Superb, spacious 2 Bed Apartment

16 Ambassador Ct
Kenilworth Road
Royal Leamington Spa
CV32 6JF


MARGETTS
ESTABLISHED 1806

Price Guide £275,000

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*** limited period only - reduced for quick sale so upward purchase can be secured **** Very spacious, superb, refurbished, two double bedroom accommodation. This prestigious apartment forms part of a highly regarded and well kept residential development and is well worth a personal inspection. The property sits amidst well maintained gardens, enjoys its own single garage, and also benefits from a long lease. Viewing warmly recommended.

COMMUNAL FRONT DOOR

opens into the

RECEPTION HALL

with staircase rising to the first floor landing.

LARGE PRIVATE RECEPTION HALL

to the apartment with coved ceiling, wood effect floor, telephone intercom point, and two large storage cupboards with shelving.

CLOAKROOM

with low-level WC, wash hand basin, extractor fan and radiator.

LOUNGE

16'0" x 12'0"

with feature fire setting having hearth, and wooden surround with electric inset fire.

DINING ROOM

9'10" x 12'0"

with wood effect flooring to match the lounge, radiator, double glazed window, and coved ceiling.

ATTRACTIVE REFITTED BREAKFAST KITCHEN

10'3" x 8'8"

with roll edge work surfacing incorporating a one and a quarter bowl sink unit with drainer and mixer tap. The work surfacing also incorporates a four ring Bosch gas hob with base cupboards beneath and eyelevel wall cupboards above with under unit lighting. The wall cupboard houses the cooker filter and Worcester gas-fired central heating boiler. Tall larder cupboards leaving space for a larder style fridge freezer if desired, and integrating the Bosch double oven. Space under the work surfacing with plumbing for washing machine and further space currently used as a breakfast bar.

BEDROOM ONE

15'8" x 8'9"

with wood effect flooring, radiator, and double glazed window to the front.

BEDROOM TWO

12'9" x 9'10"

with wood effect flooring, radiator and double glazed window to the front.

STYLISH FITTED BATHROOM

has a contemporary style bath tub with mixer tap and handheld shower attachment, low-level WC, wash hand basin, half height tiling on all walls, heated towel rail, and extractor fan.

AMBASSADOR COURT

is well known for its well maintained communal gardens with lawns and borders stocked with shrubs and established trees.



SINGLE GARAGE

with up and over door. Accessed from Closter Crofts.

GENERAL INFORMATION

We understand the property is leasehold with a 999 year lease starting in 1 May, 2011. (985 years remaining). We understand the property was built in approximately 1979. Quarterly service payments are charged on the 1st October, 2024, 1st January, 2025, 1st April, 2025, and the 1st July, 2025. The quarterly amount is £464.32 and the ground rent is included in the service charge. The development is managed by EPM of Warwick Road Solihull. All main services are included.







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CV32 6LE





First Floor

Approx. 80.9 sq. metres (871.2 sq. feet)



Total area: approx. 80.9 sq. metres (871.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 2002/91/EC	

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