





Crabb Curtis

48 Avenue Road
Leamington Spa | CV31 3PE

Offers Over: £600,000





Ground Floor Apartment

Living Room
Original style sash bay window to front aspect, ceiling light point and electric storage heater.

Kitchen
Obscured window to rear aspect, ceiling light point with fluorescent tube light and a fitted kitchen comprising of: range of wall, drawer and base units with work surfaces over, inset stainless steel sink with mixer tap and drainer unit, space for freestanding electric oven, space for undercounter fridge, space and plumbing for undercounter washing machine.

Bedroom
Original style sash window to rear aspect, ceiling light point, electric storage heater, fitted wardrobes, access to storage cupboard and door leading to:

Bathroom
Ceiling light point, partially tiled walls, access to loft hatch and suite comprising of: low-level flush w.c., pedestal wash hand basin and shower cubical with electric shower.

First Floor Apartment

Living Room
Original style sash bay window to front aspect, ceiling light point, coving and electric storage heater.

Kitchen
Window to rear aspect, ceiling light point and a fitted kitchen comprising of: range of wall, drawer and base units with work surfaces over, inset stainless steel sink with mixer tap and drainer unit, space for freestanding electric oven, space for undercounter fridge, space and plumbing for undercounter washing machine.

Bedroom
Original style sash window to rear aspect, ceiling light point, electric storage heater.

Bathroom
Ceiling light point, fully tiled walls and suite comprising of: low-level flush w.c., pedestal wash hand basin and shower cubical with electric shower.

Second Floor Apartment

Living Room
Window to front aspect, ceiling light point and electric storage heater.

Kitchen
Velux roof window to rear aspect, ceiling light point and a fitted kitchen comprising of: range of wall, drawer and base units with work surfaces over, inset stainless steel sink with mixer tap and drainer unit, space for freestanding electric oven, space for undercounter fridge, space and plumbing for undercounter washing machine.

Bedroom
Window to rear aspect, ceiling light point and electric storage heater.

Bathroom
Ceiling light point, partially tiled walls and suite comprising of: low-level flush w.c., pedestal wash hand basin and panelled bath with electric shower over.

Rear Apartment

Living Room
Window to side aspect, ceiling light point, electric storage heater and stairs leading to first floor.

Kitchen
Window to rear aspect, two ceiling light point and a fitted kitchen comprising of: range of wall, drawer and base units with work surfaces over, inset stainless steel sink with mixer tap and drainer unit, integrated electric oven and electric hob with cooker hood over, space for freestanding fridge/freezer, space and plumbing for undercounter washing machine.

Bedroom
Original style sash window to side aspect, ceiling light point, electric storage heater and door to communal hallway.

Bathroom
Obscured window to side aspect, ceiling light point, partially tiled walls and a suite comprising of: low-level flush w.c., wash hand basin encased in a vanity storage cupboard and shower cubical with electric shower.

Agent Note
1. Probate has been applied for and the application is currently pending. The sale is subject to the Grant of Probate being issued.

The vendor(s) have provided the above information, and Crabb Curtis stress that they have not checked the documentation to verify the status of the property, or information provided by the vendor. Crabb Curtis advise any potential buyer(s) to obtain verification from their solicitor.

Tenure
The vendor informs Crabb Curtis that the property is freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

Fixtures & Fittings
Only those items expressly mentioned in the sales particulars will be included in the sales price.

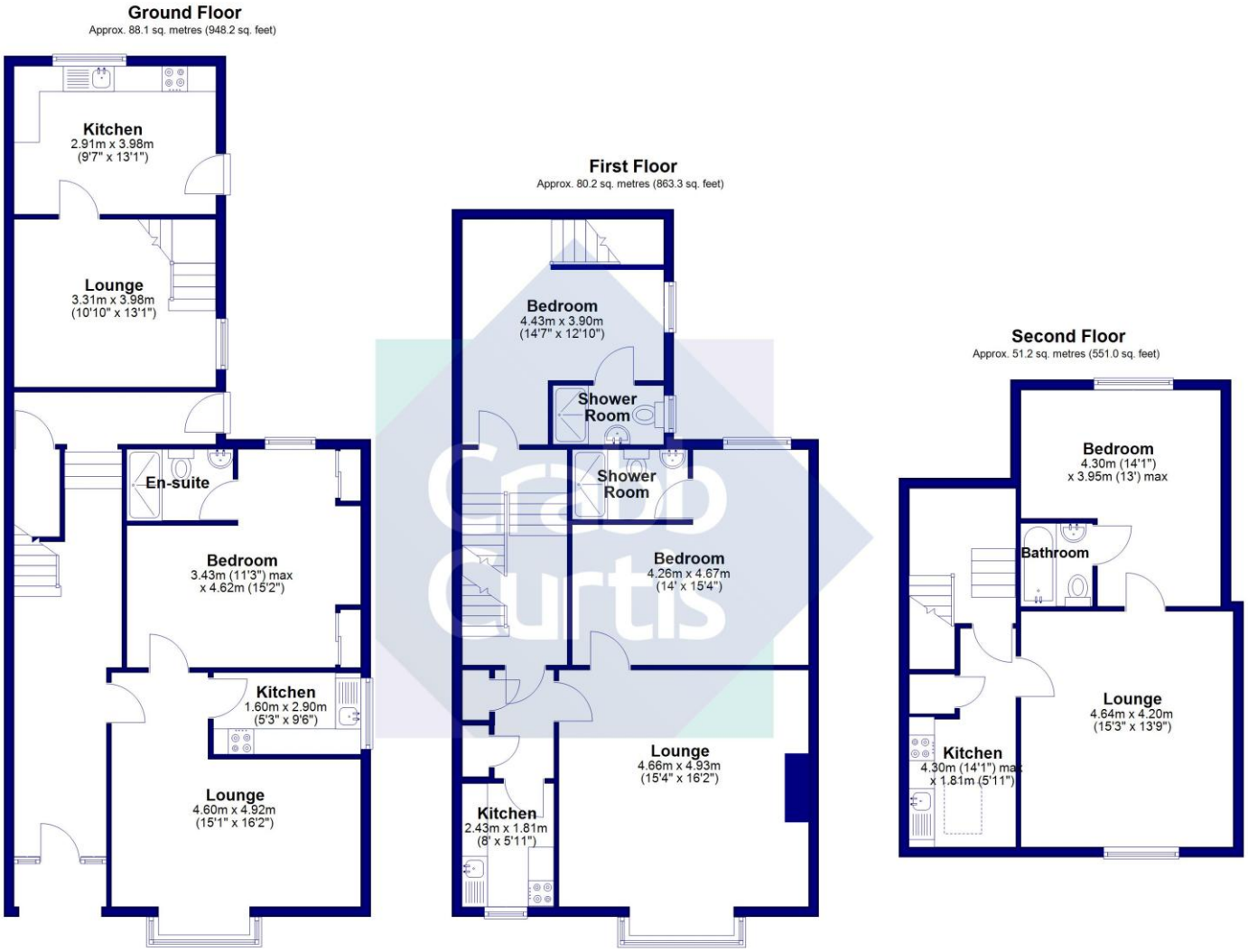
Services
Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees
We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.
There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

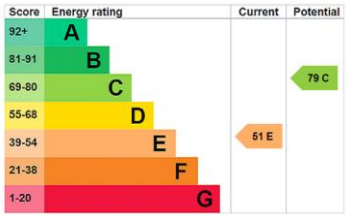
General Information
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.
The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.







Total area: approx. 219.5 sq. metres (2362.6 sq. feet)



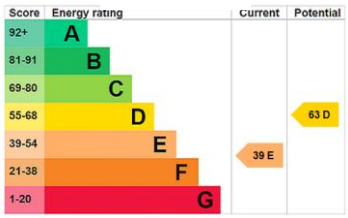
FLAT 1



FLAT 3



FLAT 2



FLAT 4

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Viewings:
Viewing by appointment through Crabb Curtis

Office opening times:
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

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