



## Ladbroke Hall, Ladbroke, CV47 2DF

First Floor Two Bedroom Apartment  
Outdoor Swimming Pool & Tennis Courts  
Garage & Parking  
1000 Year Leasehold

**LOVEITTS**  
THE ESTATE AGENTS

Leamington Spa 01926 429268

## Address

£000,000

### Description

Set within six acres of lush and idyllic lakeside gardens, this Grade 2 listed mansion has been converted into stylish and sympathetic modern apartments. With a stunning entrance hallway this first floor apartment is gas centrally heated with high ceilings and sash windows that flood the property with natural light. With fitted storage the master bedroom is very substantial and the bathroom and kitchen, exceptionally well fitted.

The setting of this fabulous property is a genuine countryside delight with ambling walks, lake and communal amenities such as an attractive outdoor swimming pool and tennis court.

A garage with electricity points and lighting compliment the resident parking.



### Location

Ladbroke is a small village located approximately two miles from the nearby larger village of Harbury and approximately one mile from the market town of Southam. Ladbroke is well placed for access to the M40, other road and commuter facilities and the Jaguar Land Rover and Aston Martin installations at Gaydon. Leamington Spa and Banbury railway stations are approximately 15 minutes drive away.

### LEASE INFORMATION

The property is Leasehold. Term 1,000 years (less 1 day) from 29 December 1972.

Annual Property Maintenance Charge - £2,400.00 (payable in instalments of £200.00 pcm). Annual Ground Rent - £1 (included within the maintenance charge). Property Insurance - fixed 5.07% of total property insurance. (Last year was £260.00 payable in two instalments over the year). Each owner becomes a director and equal shareholder of the Limited Company that owns the Freehold (1 / 21st share).







**Floor Plan**



Total floor area 87.5 sq. m. (942 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**Contact**  
16 Denby Buildings, Regent Grove  
Leamington Spa  
Warwickshire  
CV32 4NY



*Awaiting  
EPC*

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