



TUDOR COURT, WEST STREET

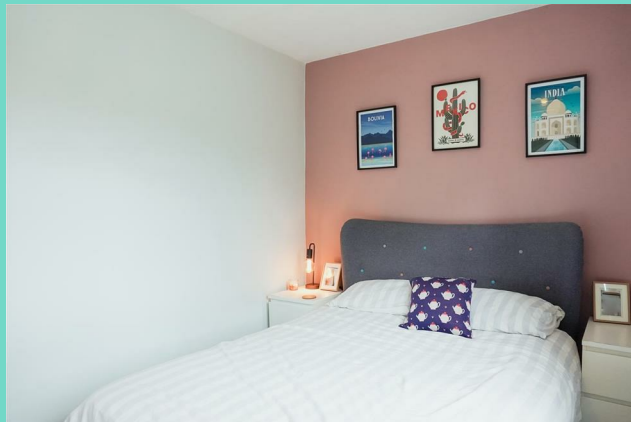
WARWICK, CV34 6AJ

GUIDE PRICE £185,000
FREEHOLD

Set at the heart of the Historic town of Warwick, on a quiet cul-de-sac close to the Castle, is this well presented and renovated two-bedroom flat. Set on the third floor, this property offers a wealth of space with good access to local schools and amenities and is just a short walk to Warwick town centre.

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- Two Double Bedrooms • Close To Amenities • Off Road Parking • Separate Garage • Gas Central Heating • Newly Fitted Kitchen • Recently Refurbished Throughout



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As you enter the property, you are welcomed into the bright and airy hallway that provides access to all other rooms in the property with multiple built in storage cupboards.

Leading off the hall is the light and airy living room, located towards the front of the property with large dual aspect windows which flood the room with natural light and offer great views across the woodland. This room is the delightfully presented and has ample room for a dining table making it the perfect place to host family and friends.

The newly fitted kitchen is located towards the rear of the property and is fully fitted with a range of modern wall and base units and is inclusive of integrated fridge/freezer, washing machine and dishwasher whilst housing the electric oven and hob. This kitchen also benefits from further built in storage cupboard.

The main bedroom is located at the front of the property and is a good sized double room complete with fitted wardrobes.

Bedroom two is located at the rear of the property is also a generously sized double room with built in storage space

The bathroom is partially tiled and comprises a modern white suite, inclusive of a bath over shower, w/c and pedestal sink.

This lovely property also benefits gas central heating, double glazing throughout, parking, separate garage and additional lockable outside storage space. With a wealth of amenities on its doorstep and within walking distance to Warwick town centre, this property has much to offer its next owners.

Tenure: Leasehold (130 years remaining)

Service Charge; £164.74/month

Local Authority: Warwick District Council

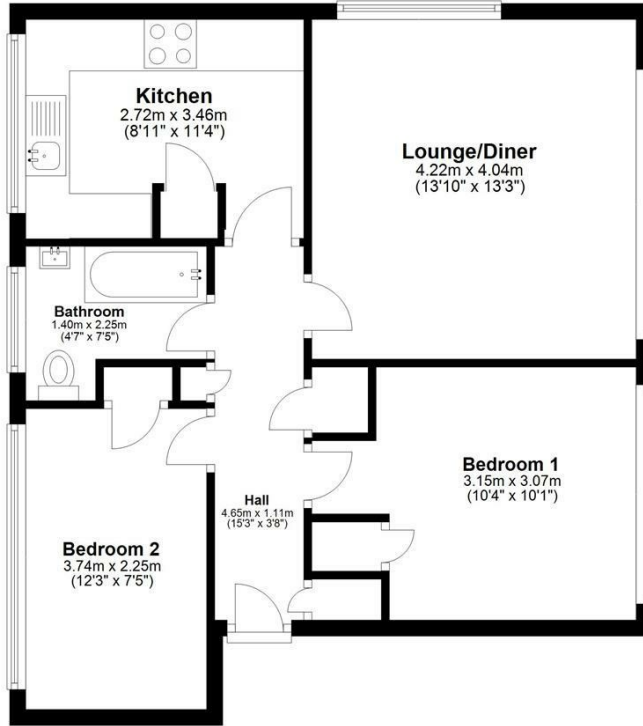
Council Tax Band: C

EPC: D

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Ground Floor
Approx. 59.1 sq. metres (635.7 sq. feet)



Total area: approx. 59.1 sq. metres (635.7 sq. feet)

For illustrative purposes only, not to scale. The position and size of doors, windows appliances and other features are approximate only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

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