



Connells

Westgate Close
WARWICK



Property Description

NO CHAIN for this two bedroom apartment in the desirable location of Warwick. The property comprises, entrance hall, spacious lounge diner, separate kitchen, family bathroom and two double bedrooms. The property also comes with allocated parking for one car.

The property is being sold with 50% shared ownership, there is also the option to purchase this two bedroom home for 100% ownership at £175,000.

Westgate Close is a 5 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The property is a short 17 minute walk to St Michael's Hospital and a short 6 minute drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

Entrance Hall

Store cupboard, carpeted flooring.

Lounge

15' 8" x 15' 2" (4.78m x 4.62m)

Two double glazed windows to side and carpeted flooring.

Kitchen

9' 3" x 7' 10" (2.82m x 2.39m)

Fitted with a range of wall and base units with work surface over, stainless steel sink, tiling to splashback, cooker with extractor fan, built in hob, space for fridge freezer, washing machine remaining, laminate flooring.

Bedroom One

11' 11" x 10' 7" (3.63m x 3.23m)

Double glazed window to side, carpeted flooring.

Bedroom Two

11' 2" max x 9' 5" (3.40m max x 2.87m)

Double glazed window to side and carpeted flooring.

Bathroom

Shower over bath, wash hand basin, WC, part tiled. laminate flooring.

Parking

There is allocated parking for one vehicle.

Vendors Notes

New immersion heater fitted; 18-24 months ago.

SHARED OWNERSHIP - BROMFORD
50% SHARE

From 1st October 2023

TOTAL PAYABLE TO BROMFORD FOR SHARED OWNERSHIP IS £384.30 PER MONTH.

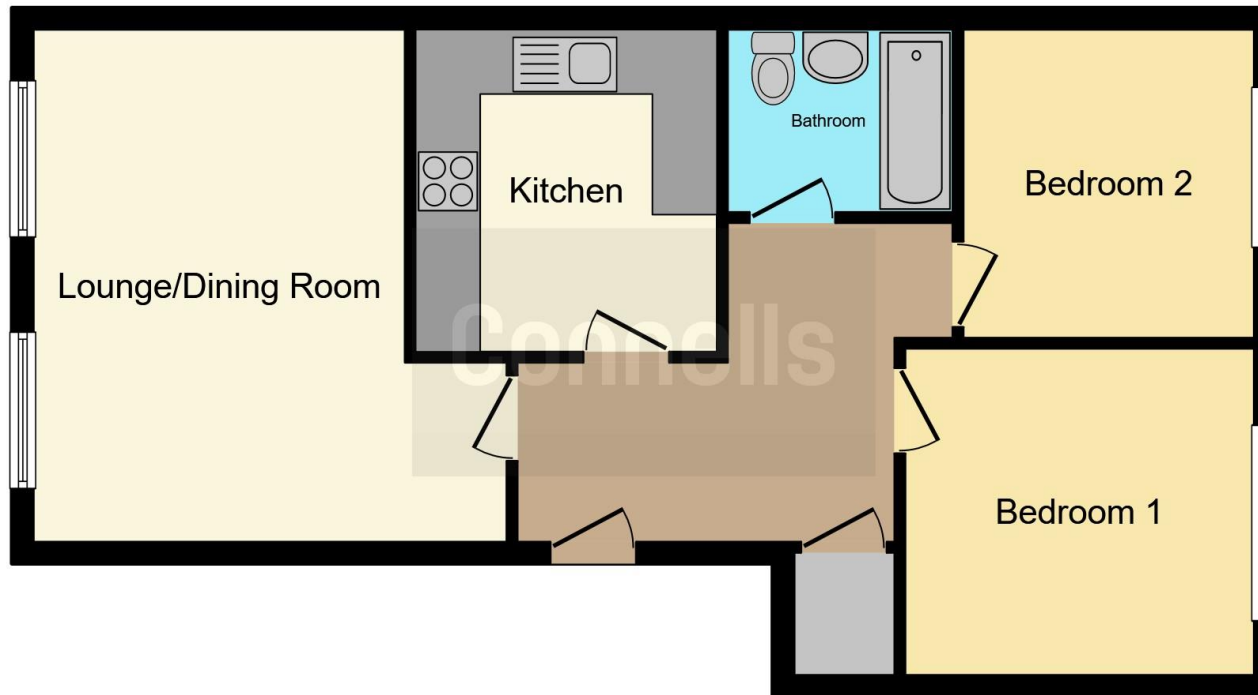
Breakdown:

MONTHLY RENT (based on shared ownership) £287.85 per month. Approx. £3454.20 2023/2024.

MONTHLY SERVICE (and other charges) £96.45 per month. Approx. £1157.40 2023/2024.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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14 High Street
WARWICK CV34 4AP

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR106496

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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