



**Connells**

Turberville Place  
Warwick



## Property Description

This spacious one bedroom apartment comprises, entrance hall, modern family bathroom, double bedroom with wardrobes, light and airy lounge and a kitchen with integrated appliances. The property further benefits from secure off road parking and a there is currently 135 years remaining on the lease.

The location is perfect for national commuters as it is a short drive to the M40 and Warwick Parkway park and only a short 15 minute walk to Warwick train station making this home ideal for frequent visitors to London. The property is also a 20 minute walk to Warwick hospital, perfect for health care professionals looking for an easy commute.

Turberville Place is less than a 15 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.

## Entrance Hall

Store cupboard.

## Lounge

17' 8" x 16' 6" ( 5.38m x 5.03m )

Two double glazed windows and carpeted flooring.

## Kitchen

7' 11" x 7' 11" ( 2.41m x 2.41m )

Fitted with a range of wall and base units with work surface over, built in oven, gas hob with extractor fan over, space and plumbing for washing machine and space for fridge freezer.

## Bedroom One

11' 5" x 9' 7" ( 3.48m x 2.92m )

Free standing wardrobes and carpeted flooring.

## Bathroom

Shower over bath, WC and wash hand basin.

## Parking

Allocated parking space.

## Vendors Notes

Encore Estate Management

Length of Lease - 150 years with 135 years remaining

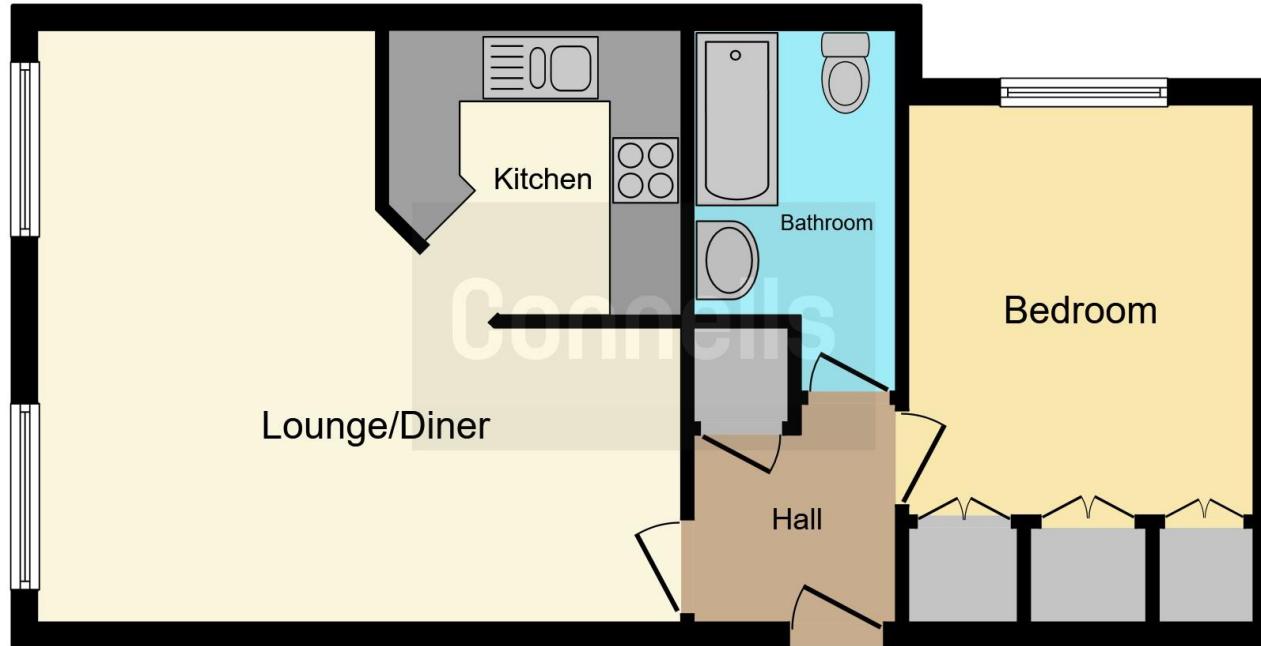
Ground Rent - Approx £202.06 per annum.

Service Charge - Approx £1633.20 per annum.









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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WARWICK CV34 4AP

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR106665](http://connells.co.uk/Property/WAR106665)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2005. 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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