



Connells

Charles Court Charles Street
Warwick



Property Description

This modern apartment in brief comprises, entrance hall, light and airy lounge, separate kitchen, three good size bedrooms, family bathroom and separate WC. There is residents parking available. The property has been recently decorated and benefits from a long 999 year lease.

Charles Court is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

The location is ideal 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.

The property is within a short 5 minute drive or 25 minute walk of 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 with water tank, laminate flooring.

Lounge

13' 2" x 12' 8" (4.01m x 3.86m)

Double glazed window to front, carpeted flooring.

Kitchen

8' 9" x 8' 9" (2.67m x 2.67m)

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

Bedroom One

12' 1" x 9' 10" (3.68m x 3.00m)

Double glazed window to rear, store cupboard, carpeted flooring.

Bedroom Two

12' 8" x 8' 11" (3.86m x 2.72m)

Double glazed window to front, carpeted flooring.

Bedroom Three

12' 8" x 6' (3.86m x 1.83m)

Double glazed window to front, carpeted flooring.

Bathroom

Bath with shower over, wash hand basin, double glazed window to side.

Separate Wc

WC, double glazed window to side.

Outside

Communal residence parking.

Vendors Notes

White goods included in the sale.

Lease details:

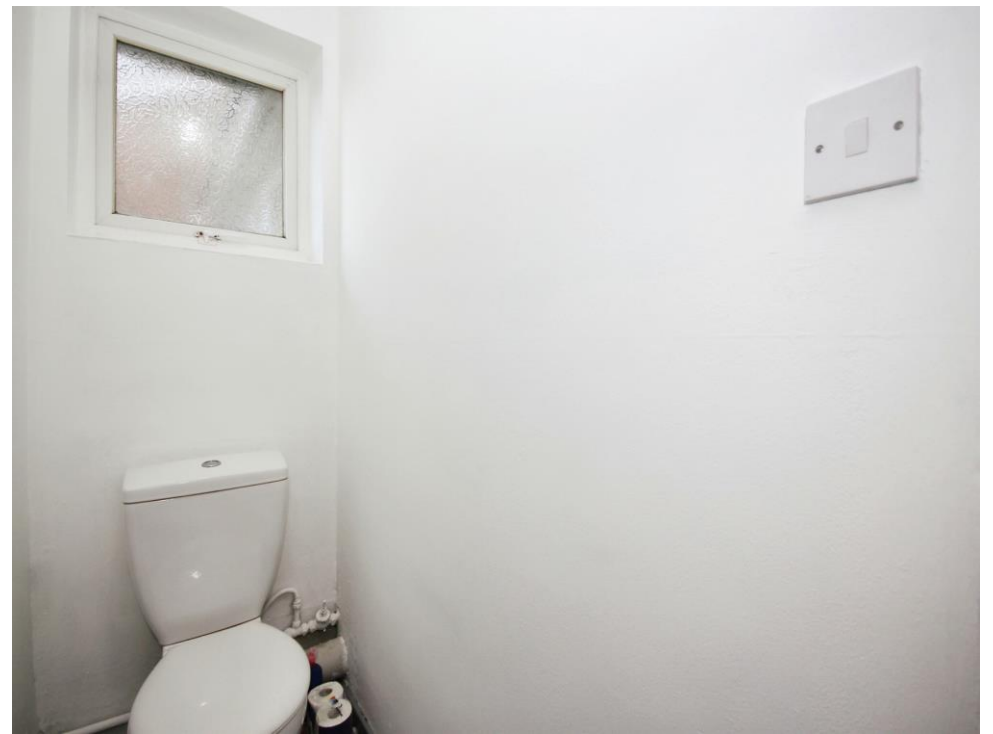
999 years from 1 September 1965

No ground rent.

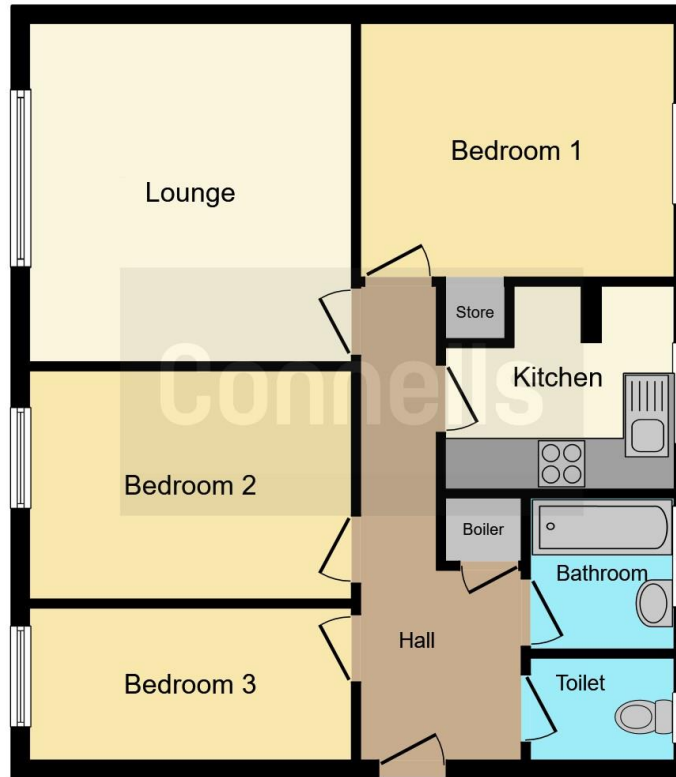
Service charge approx. £80.00 PCM

Please note: Share of freehold.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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14 High Street
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EPC Rating: E

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR106761

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 1965. 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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