



Connells

Coten End
Warwick



Property Description

This desirable home in brief comprises, entrance hall, spacious lounge with sliding doors into private garden, separate kitchen with integrated appliances, family bathroom and two good size bedrooms. Additionally, there is residents only off road parking to the rear.

Coten End is a 6 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 location is perfect for travel links as it is a short drive to the M40 and Warwick Parkway park and only a short 4 minute walk to Warwick train station. It is also a 12 minute walk to Warwick hospital, perfect for health care professionals.

Entrance Hall

Large store cupboard.

Lounge

14' 11" x 11' (4.55m x 3.35m)

Fireplace, sliding doors to the rear and carpeted flooring.

Kitchen

16' 4" x 7' 2" (4.98m x 2.18m)

Fitted with a range of wall and base units with work surface over, oven, electric hob with extractor fan over, fridge freezer, dishwasher, washing machine, laminate flooring, store cupboard housing Worcester Baxi boiler and double glazed window to front and side.

Bedroom One

10' 9" x 10' 4" (3.28m x 3.15m)

Double glazed window to front and carpeted flooring.

Bedroom Two

8' 9" x 7' 4" (2.67m x 2.24m)

Double glazed window to rear and carpeted flooring.

Bathroom

Shower over bath, WC, wash hand basin, chrome towel rail and tiled flooring.

Rear Garden

South facing garden with patio and side access.

Parking

Residents only parking space.

Vendors Notes

Ground rent and Service charges - Approx £103.98 per annum - combined cost.







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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR103412

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Mar 1994. 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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