





Property Description

This desirable home in brief comprises, entrance hall, dual aspect open plan kitchen / dining / living, modern shower room and a light and airy double bedroom. There is also an allocated parking space and a share of the free hold.

Cape Road is 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.

The location is perfect for travel links as it is a short drive to the M40 and Warwick Parkway park and only a short 15 minute walk to Warwick train station. It is also a 15 minute walk to Warwick hospital and is right next to St Michaels hospital, perfect for health care professionals looking for a short commute.

Open Plan Living / Kitchen

17' 11" x 17' 6" (5.46m x 5.33m)

Laminate flooring and dual aspect windows.

Kitchen

Fitted with a range of wall and base units, integrated oven, hob and extractor fan. There is space for a washing machine and a fridge freezer. There is also laminate flooring and spotlights.



Bedroom One

12' x 8' 3" (3.66m x 2.51m)

Laminate flooring and window to front.

Shower Room

Double shower, wash hand basin, WC and chrome heated towel rail.

Parking

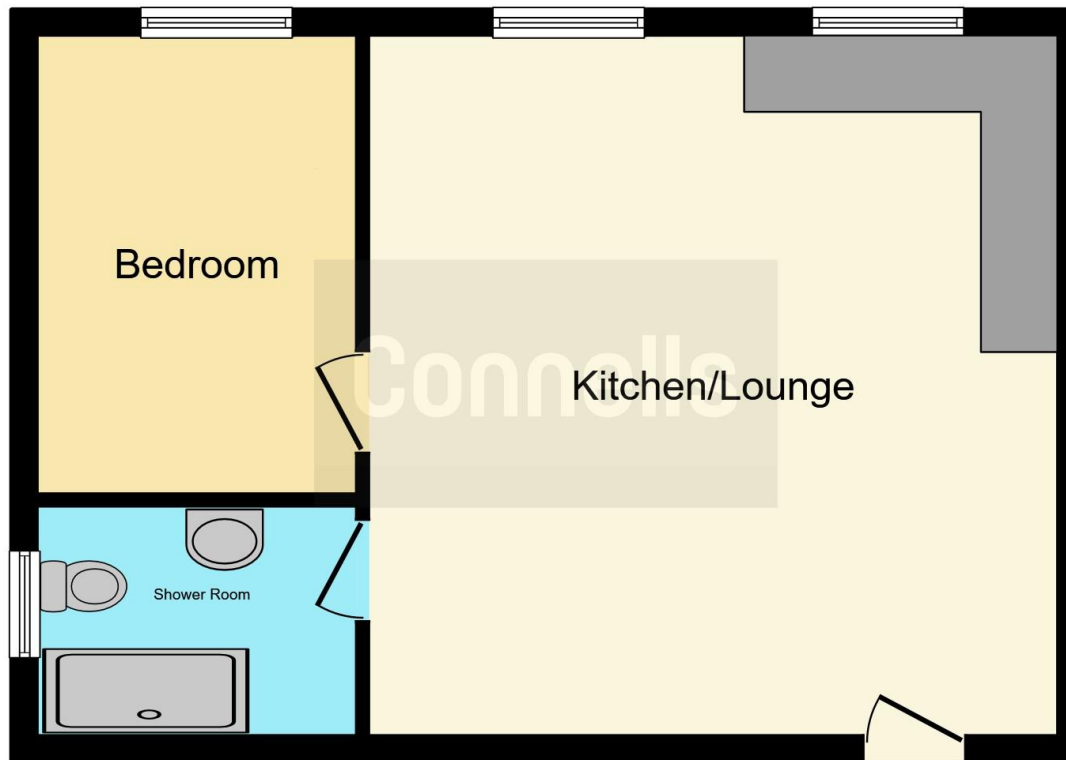
Allocated parking for one vehicle.

Vendors Notes

BEING SOLD WITH 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: C

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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