



Connells

Victoria Mews
WARWICK



Property Description

This spacious property in brief comprises; entrance hall, lounge diner with separate kitchen, bathroom and two good sized bedrooms with built in storage. There is a little garden patch to the rear for some planters. The property further benefits from residents only parking.

Victoria Mews is walking distance 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.

Entrance Hall

Store / airing cupboard and carpeted flooring.

Lounge

14' x 12' 5" (4.27m x 3.78m)

Decorative fireplace, carpeted flooring and window to rear.

Kitchen

10' 5" x 7' 2" (3.17m x 2.18m)

Fitted with a range of wall and base units. There is space for a cooker, washing machine and fridge freezer.

Bedroom One

12' x 9' 6" (3.66m x 2.90m)

Double glazed window to front, store cupboard and carpeted flooring.

Bedroom Two

13' 4" x 6' 7" (4.06m x 2.01m)

Double glazed window to front, store cupboard and carpeted flooring.

Bathroom

Wash hand basin, WC, bath, carpeted flooring and double glazed window to side.

Outside

Small garden for planters.

Parking

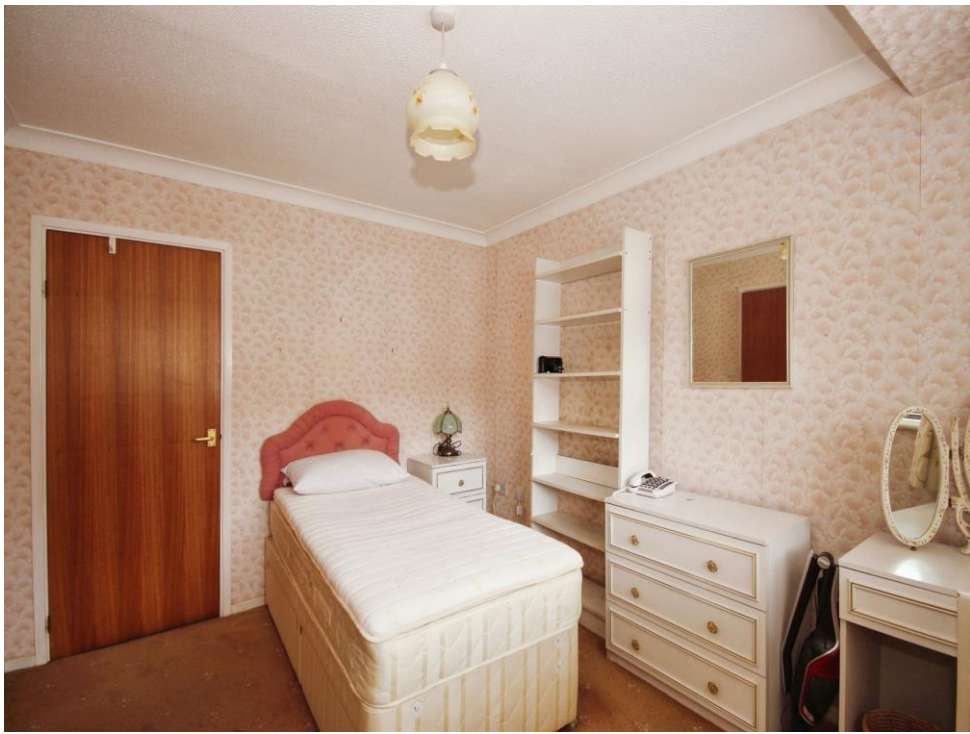
Residents parking.

Vendors Notes

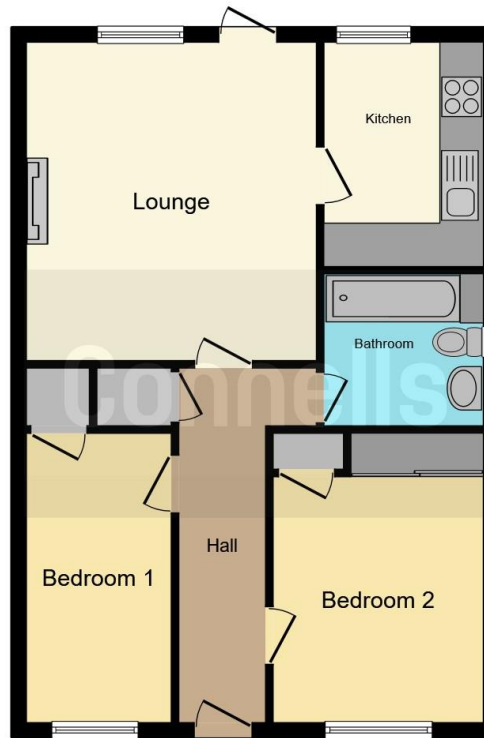
Building insurance is included in the service charges.

A review would need to be made for pet requests.









Ground Floor

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: D

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR106765

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1987. 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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