



Connells

St. Johns Court
Warwick



Property Description

This well presented apartment comprises, entrance hall, light and airy lounge, separate kitchen with views of communal gardens, modern bathroom and large double bedroom with fitted mirrored wardrobes. The property has access to communal residents parking and lovely communal gardens. The property is located on the ground floor.

This lovely home is less than a 10 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 national commuters as is only a short drive to the M40 and Warwick Parkway park and only a couple of minutes walk to Warwick train station making this home ideal for frequent visitors to London. You are never a few minutes away by car to scenic countryside and rolling hills and Warwick has lots to do for people who enjoy outdoor pursuits.

Building Entrance

Access via a solid wood communal door which has an entry security system.

Entrance Hall

Carpeted flooring.

Lounge / Diner

15' 3" x 11' 5" (4.65m x 3.48m)

Double glazed window to rear elevation, wall mounted electric heater and laminate flooring.

Kitchen

9' x 6' 8" (2.74m x 2.03m)

Fitted with a range of wall and base units with work surface over one bowl stainless sink and drainer, tiling to splashback, space for electric cooker, space and plumbing for washing machine, space for fridge freezer, integrated cupboard / food storage, laminate flooring and double glazed window to front elevation.

Bedroom One

11' 11" x 10' 5" (3.63m x 3.17m)

Double glazed window to rear elevation, fitted mirrored wardrobe, carpeted flooring and wall mounted electric heater.

Shower Room

Double glazed window to front elevation with obscure glass, shower cubicle with main power shower, WC, wash hand basin, part tiled to floor and walls, wall mounted electric heater.

Outside

St Johns Court is known for its central location and well maintained communal grounds.

Parking

Residents communal parking.

Vendors Notes

Length of lease: 125 years from 25 March 1978.

Ground rent charges: £37.50 per annum.

Services charges: £1751.46 per annum.







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/WAR106924

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1978. 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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