



**Connells**

Governors Court Landor Road  
WARWICK



## Property Description

This desirable home is situated on the ground floor and benefits from allocated off road parking. This lovely home comprises, spacious entrance hall with storage cupboard, refitted modern kitchen with built in appliances, light and airy lounge, double bedroom and a bathroom.

Landor 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.

## Entrance Hall

Laminate flooring and store cupboard.

## Lounge

12' 7" x 10' 4" ( 3.84m x 3.15m )

Double glazed window to side and laminate flooring.

## Kitchen

7' 8" x 6' 5" ( 2.34m x 1.96m )

Fitted with a range of wall and base units with work surface over, space for washing machine, built in oven, hob and extractor fan, microwave and fridge freezer. Cupboard housing hot water tank, laminate flooring and double glazed window to side.

## Bedroom One

9' 4" x 7' 1" ( 2.84m x 2.16m )

Double glazed window to side and laminate flooring.

## Bathroom

Shower over bath, WC, wash hand basin, tiled walls and flooring.

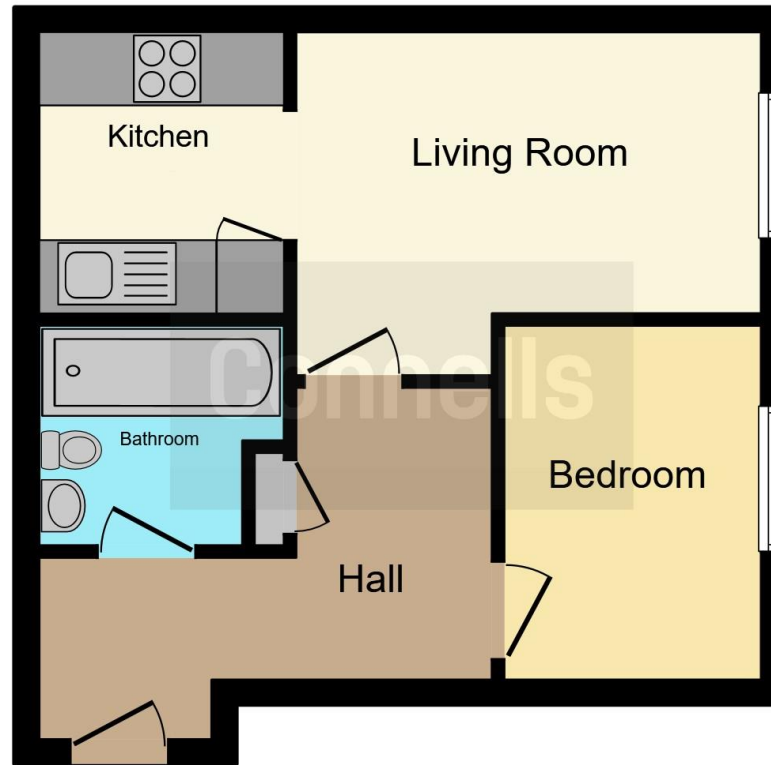
## Parking

Allocated parking space.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 403308**  
**E [warwick@connells.co.uk](mailto:warwick@connells.co.uk)**

14 High Street  
WARWICK CV34 4AP

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR106946](http://connells.co.uk/Property/WAR106946)**

This is a Leasehold property with details as follows; Term of Lease 120 years from 25 Mar 1990. 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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