



Sanders Court Bridge Street Warwick CV34 5PQ

for sale offers in the region of
£160,000



Property Description

This beautifully presented apartment comprises, entrance hall, light and airy lounge with a balcony, kitchen, bathroom and two well presented double bedrooms. The property further benefits from a brick built shed in the basement for additional storage.

Sanders Court, Bridge Street is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

The property is within a short 5 minute drive or 25 minute walk of 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.

Lounge

17' 1" x 9' 10" (5.21m x 3.00m)

Double glazed window to side and rear, with balcony. Wood style flooring.

Kitchen

12' 4" x 6' 11" (3.76m x 2.11m)

Fitted with a range of wall and base units with work surface over, sink and drainer, cooker, hob, space for fridge freezer and washing machine. Pantry, cupboard with boiler and window to rear.

Bedroom One

10' x 13' 8" (3.05m x 4.17m)

Window to rear and radiator.

Bedroom Two

13' 10" x 10' 4" (4.22m x 3.15m)

Window to rear and radiator.

Bathroom

Bath, wash hand basin, WC and window to rear.

Outside

Walkway into parks.

On street parking.

Vendors Notes

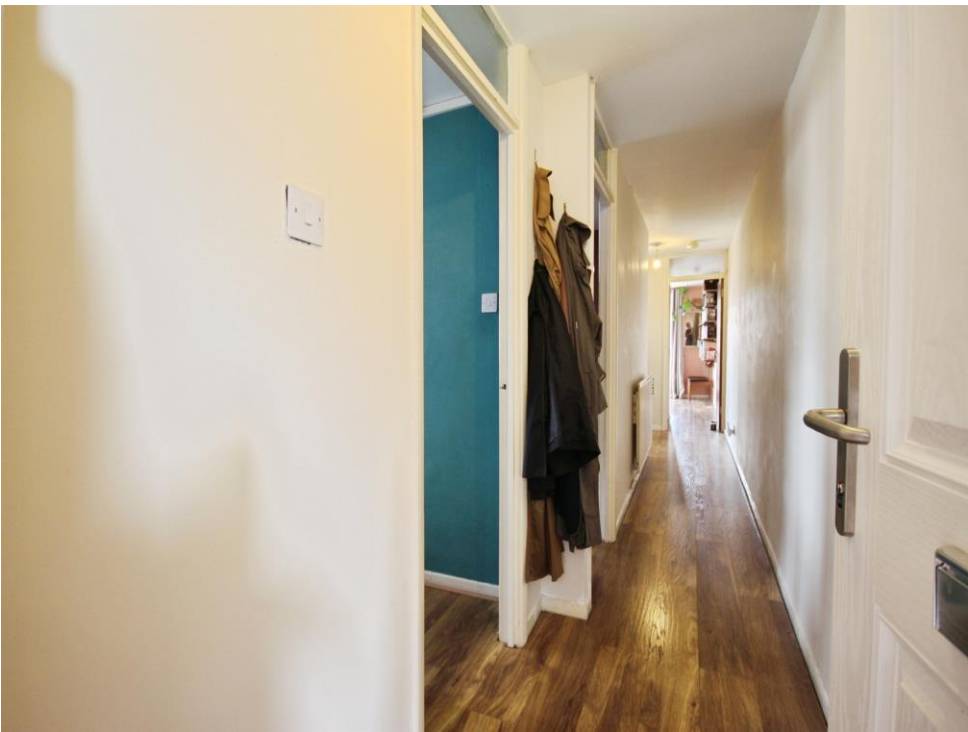
Length of Lease - 95 years from December 2018

Ground rent £10.00 PCM (Approx)

Service charges £133.62 PCM (Approx)

Leaseholder - Warwick District Council 01926 450000.







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
 WARWICK CV34 4AP

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1603.44

Ground Rent:
 120.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Feb 1996. 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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