



**Connells**

Chandley Wharf  
Warwick



## Property Description

This desirable home in brief comprises, entrance hall, spacious lounge with Juliet balcony and a modern kitchen with integrated appliances. There are two light and airy double bedrooms with the main bedroom benefiting from an en-suite. There is also a family bathroom.

This delightful home comes with an allocated parking space and a garage! This excellent home is being sold with no onward chain and comes with a long lease of 130 years remaining.

Chandley Wharf is a 20 minute walk into the historic Warwick town centre. 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 20 minute walk to Warwick train station. It is also a 19 minute walk to Warwick hospital, perfect for health care professionals.

## Lounge Diner

13' 1" x 17' ( 3.99m x 5.18m )

Double glazed window, Juliet balcony and laminate flooring.

## Kitchen

8' 5" x 8' 6" ( 2.57m x 2.59m )

Fitted with a range of wall and base units with work surface over, built in oven and hob. There are spotlights and space for a dishwasher, fridge freezer and a washer / dryer.

## Bedroom One

12' 9" x 8' 5" ( 3.89m x 2.57m )

Carpeted flooring and double-glazed window.

## Ensuite

Low level flush WC, wash hand basin, shower over bath, tiled splashback and spotlights.

## Bedroom Two

8' 3" x 11' 4" ( 2.51m x 3.45m )

Double glazed window and carpeted flooring.

## Family Bathroom

Low level flush WC, wash hand basin, shower over bath, tiled splashback and spotlights.

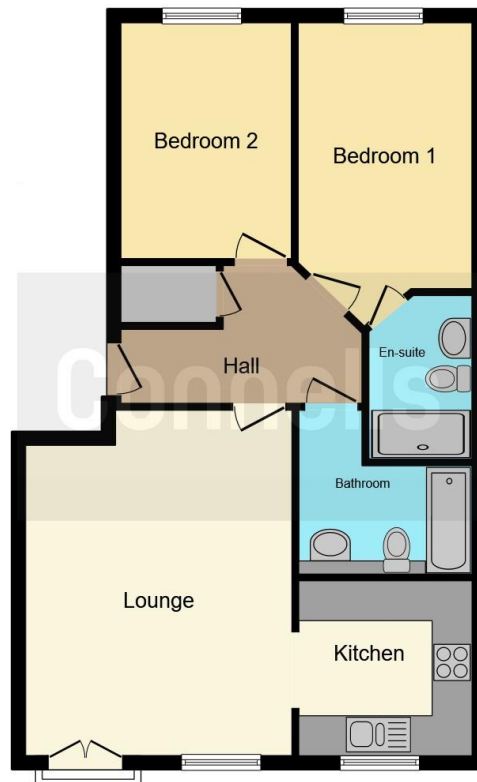
## Parking

Allocated parking space and a garage.









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

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14 High Street  
WARWICK CV34 4AP

EPC Rating: C Council Tax  
Band: C

Service Charge:  
1893.30

Ground Rent:  
200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR107293](http://connells.co.uk/Property/WAR107293)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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