



**Connells**

Remburn Gardens  
Warwick



# Remburn Gardens Warwick CV34 5BH

for sale offers in the region of  
**£190,000**



## Property Description

A well presented two bedroom ground floor apartment, offering a fantastic first time buyer or investment opportunity. The entrance hall leads into the light and airy lounge with dining area and separate breakfast kitchen providing excellent storage and worktop space for food preparation. There are two generously sized double bedrooms with large windows, inviting a wealth of natural light. The modern bathroom comes with a separate WC for added convenience.

This lovely homes comes with the added bonus of residents parking and an en-block garage.

Remburn Gardens is less than 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.

The location is perfect for national commuters as it is a short drive to the M40 and Warwick Parkway Station and only a short 4 minute walk to Warwick train station making this home ideal for frequent visitors to London. The property is also a less than 5 minute walk to Warwick hospital, perfect for health care professionals looking for an easy commute.

## Entrance Hall

Tiled flooring.

## Lounge Diner

14' 10" x 11' 5" ( 4.52m x 3.48m )

Window to side and carpeted flooring.

## Kitchen

10' 3" to window x 9' 8" ( 3.12m to window x 2.95m )

Fitted with a range of wall and base units with work surface over, space for washing machine and fridge freezer. Built in oven, electric hob and extractor fan. Worcester boiler, tiled flooring and splashback. Window to side.

## Inner Hallway

Store cupboard and carpeted flooring.

## Bedroom One

11' 11" x 11' 1" ( 3.63m x 3.38m )

Window to side and carpeted flooring.

## Bedroom Two

14' 11" x 10' 6" ( 4.55m x 3.20m )

Window to side and carpeted flooring.

## Bathroom

Shower over bath, wash hand basin, chrome towel rail and tiled flooring.

## Separate Wc

WC, tiled flooring and window to side.













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: B

Service Charge:  
 1240.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR107339](http://connells.co.uk/Property/WAR107339)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1963. 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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