



Connells

Chandley Wharf
Warwick



Property Description

This beautifully presented two-bedroom apartment offers generous living space and modern comforts throughout. The property features a bright and airy lounge/diner that opens onto a Juliet balcony with stunning views of the canal, creating the perfect spot to relax and unwind. The modern kitchen is well-equipped with integrated appliances and counter-top space, perfect for food preparation.

There is a white suite family bathroom and two good size bedrooms offering a wealth of natural light. The primary bedroom further benefits from its own en-suite. Additional benefits of this gorgeous home include off-road parking and the advantage of being sold with no onward chain, making it an ideal choice for first-time buyers, downsizers, or investors.

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.

Entrance Hall

Telecom, laminate flooring and window to side.

Lounge Diner

14' 8" x 12' 6" (4.47m x 3.81m)

Juliet balcony with canal views and laminate flooring.

Kitchen

10' 8" x 6' 3" (3.25m x 1.91m)

Fitted with a range of wall and base units with work surface over, built in oven, electric hob and extractor fan. Space for washing machine and fridge freezer. Window to side.

Bedroom One

10' 7" x 8' 10" (3.23m x 2.69m)

Window to side and carpeted flooring.

En-Suite

Double shower, wash hand basin, WC, tiled splashback and extractor fan.

Bedroom Two

11' 4" x 10' 6" (3.45m x 3.20m)

Window to side and carpeted flooring.

Bathroom

Bath, WC, wash hand basin, tiled to splashback and extractor fan.

Parking

Allocated parking.

Vendors Notes

Trinity Estates and Compton Group

Annual service charge - £1758.12

Annual ground rent - £200.84.

These charges are approx. and subject to change on an annual basis.









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

T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

EPC Rating: B
 Council Tax
 Band: C

Service Charge:
 1758.12

Ground Rent:
 200.84

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/WAR107370\]\(http://viewthispropertyonline.connells.co.uk/Property/WAR107370\)](http://viewthispropertyonline.connells.co.uk/Property/WAR107370)

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

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WAR107370 - 0004