



Burbury Court WARWICK CV34 5LD

for sale offers over
£180,000



Property Description

A modern two bedroom apartment located on the first floor and ideally located within easy reach of both Warwick and Leamington Spa. This delightful home in brief comprises, entrance hall, modern kitchen with an integrated oven and hob, spacious lounge diner with Juliet balcony, modern family bathroom and two double bedrooms with built in wardrobes. The property further benefits from allocated parking accessed through a secure gated entrance. This property is being sold with no onward chain, making it an ideal choice for first-time buyers, downsizers, or investors.

Burbury Court 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.

Entrance Hall

Telecom and store cupboard housing water tank.

Lounge Diner

14' 5" x 11' 6" (4.39m x 3.51m)

Window to front with Juliet balcony and carpeted flooring.

Kitchen

10' 7" x 5' 7" (3.23m x 1.70m)

Fitted with a range of wall and base units with work surface over, oven, electric hob, extractor fan, space for washing machine and fridge freezer. Vinyl flooring and window to front.



Bedroom One

10' 9" x 9' 5" (3.28m x 2.87m)

Window to rear, carpeted flooring, double built in wardrobes and one single built in wardrobe.

Bedroom Two

10' 8" x 7' 9" (3.25m x 2.36m)

Window to rear, built in wardrobes and carpeted flooring.

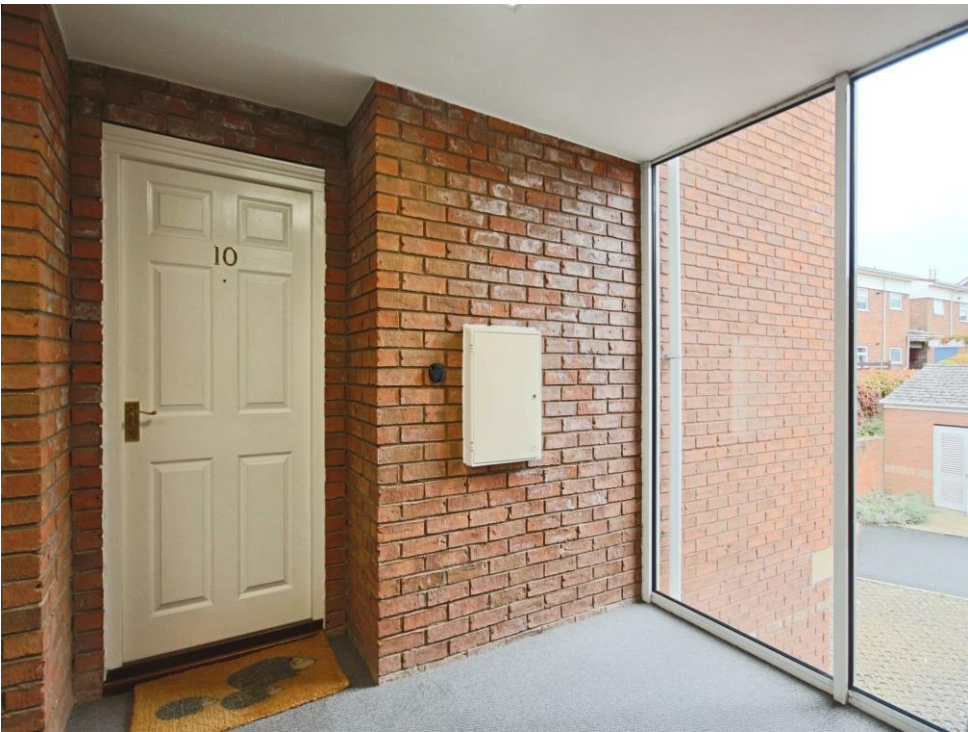
Bathroom

Shower over bath, WC, wash hand basin, tiled to splashback and extractor fan.

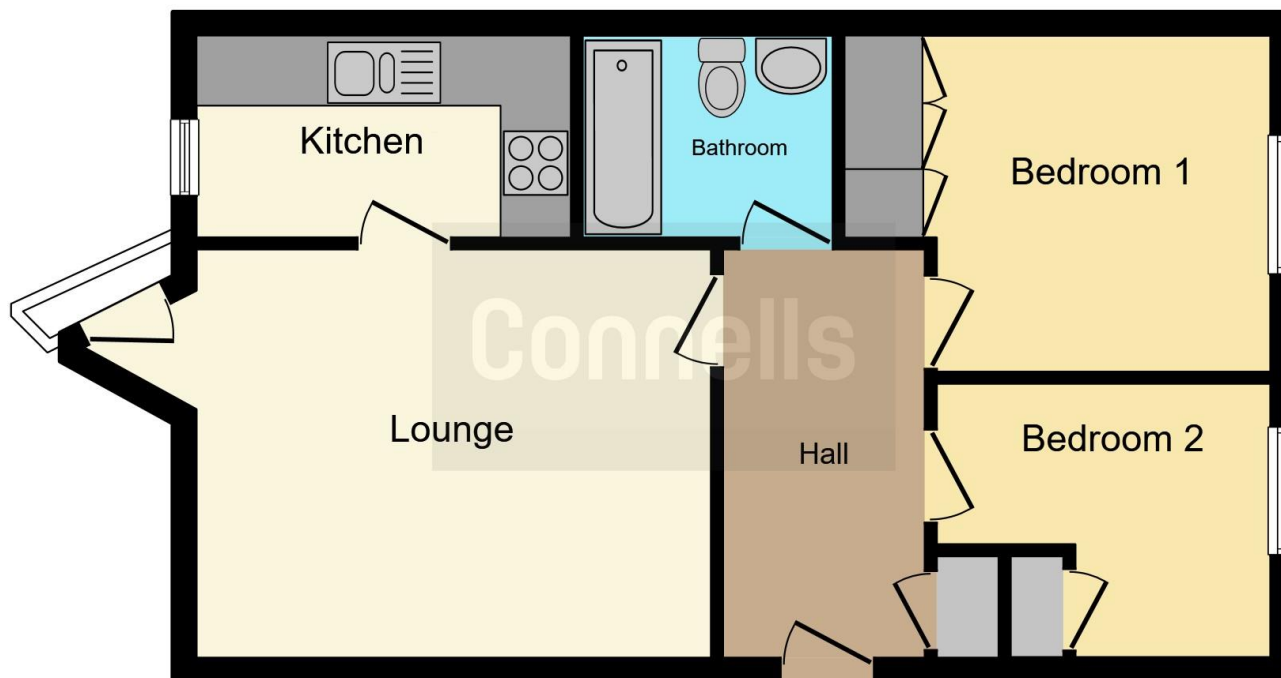
Parking

One allocated parking space accessed through gated entrance.









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: B Council Tax
 Band: C

Service Charge: 740.00 Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107328

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1999. 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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