



**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.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Store cupboard and laminate flooring.

## Open Plan Living

### Lounge Diner

16' 10" x 13' ( 5.13m x 3.96m )

Juliet balcony and laminate flooring, loft hatch.

### Kitchen

8' 8" x 8' ( 2.64m x 2.44m )

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

### Bedroom One

12' 10" x 8' 10" ( 3.91m x 2.69m )

Window to side and laminate flooring.

### En-Suite

Wash hand basin, WC, double shower, chrome towel rail and part tiled walls.

### Bedroom Two

11' 8" x 8' 6" ( 3.56m x 2.59m )

Window to side and laminate flooring.

### Bathroom

Wash hand basin, WC, heated chrome towel rail, shower over bath and part tiled walls.

## Parking

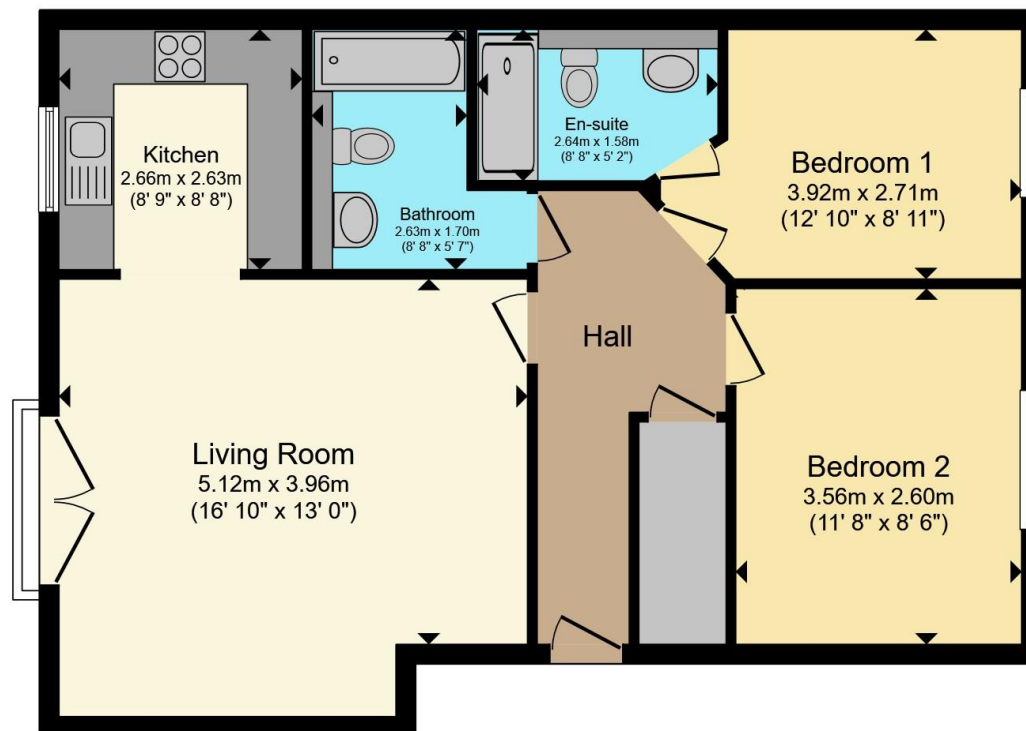
One allocated parking space.











Total floor area 73.7 m<sup>2</sup> (793 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01926 403308**  
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14 High Street  
WARWICK CV34 4AP

EPC Rating: C Council Tax  
Band: C

Service Charge:  
1758.24

Ground Rent:  
200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR107210](http://connells.co.uk/Property/WAR107210)**

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.



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