





Property Description

A well presented ground floor apartment with secure, gated allocated parking. This lovely home offers the perfect blend of modern, comfortable living - making it the perfect choice for first time buyers, downsizers or investors. The property has been thoughtfully decorated throughout and upgraded with Amtico flooring.

The spacious entrance hall leads you through to the dual aspect lounge diner, offering plenty of space to relax or entertain. The modern kitchen comes with a built in oven, hob and extractor and provides plenty of worktop space for meal preparation. There are two light and airy bedrooms with the primary bedroom benefiting from its own ensuite. There is also a family bathroom for added convenience.

The location is perfect for national commuters as it is a short drive to the M40 and Warwick Parkway park and only a short 15 minute walk to Warwick train station making this home ideal for frequent visitors to London. The property is also a 20 minute walk to Warwick hospital, perfect for health care professionals looking for an easy commute.

Turberville Place 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. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Entrance Hall

Amtico flooring and telecom.

Lounge Diner

18' 5" x 12' (5.61m x 3.66m)

Dual aspect windows and Amtico flooring.

Kitchen

8' 11" x 6' 10" (2.72m x 2.08m)

Fitted with a range of wall and base units with work surface over, tiled to splashback, built in Bosch oven, gas hob and extractor fan with space for fridge freezer and washing machine. There is a window to the side with fitted blinds. Baxi boiler which is approximately 5 years old.

Bedroom One

13' 9" x 10' 4" (4.19m x 3.15m)

Window to side and Amtico flooring.

Ensuite

Shower, low level flush WC, wash hand basin and chrome towel rail.

Bedroom Two

14' 2" x 5' 9" (4.32m x 1.75m)

Window to side and Amtico flooring.

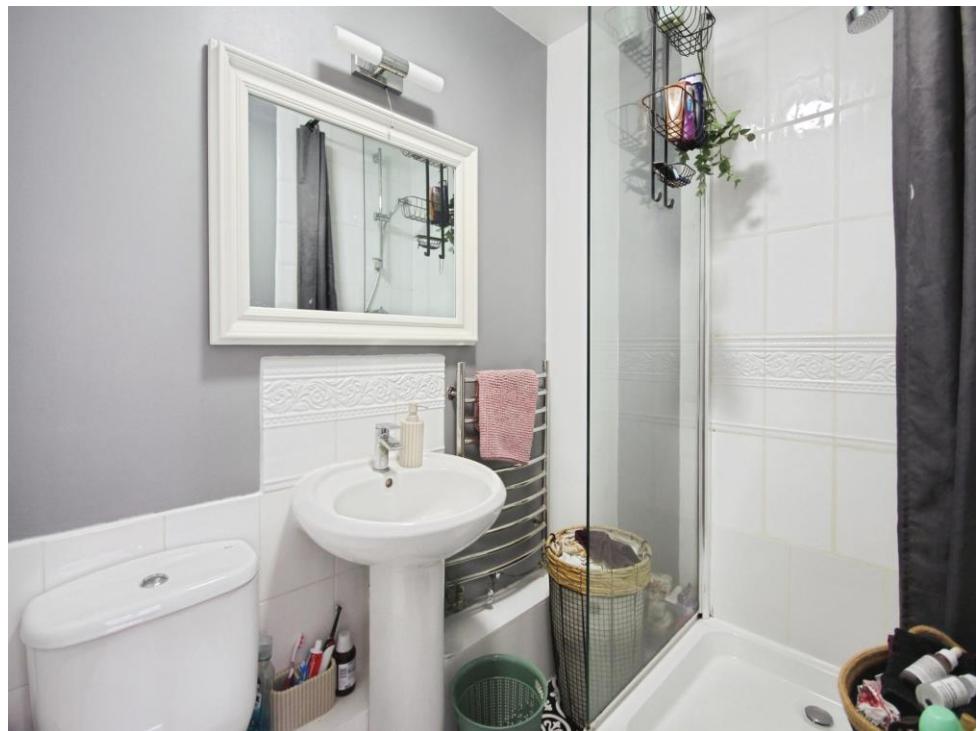
Bathroom

Bath, low level flush WC, wash hand basin, chrome towel rail and tiling to splashback.

Parking

One allocated parking space.









Total floor area 56.9 m² (613 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

Connells

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:
 1600.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107381

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2005. 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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