



Connells

Warwick House Warwick Road
Wellesbourne WARWICK



Property Description

Beautifully Presented Duplex Apartment in the Heart of Wellesbourne

This spacious and stylish duplex apartment is ideally located in the centre of Wellesbourne, just a short walk from all village amenities.

The property features a modern fully fitted kitchen, a generous L-shaped lounge/dining room, two well-proportioned bedrooms including a principal with en suite, and a contemporary family bathroom. Offering approximately 130.21 sq. m of versatile living space, the apartment combines comfort with convenience.

Outside, the property benefits from a private rear courtyard, allocated parking, and a garage. With a long lease and no annual service charge, this is a rare opportunity not to be missed.

Early viewing is highly recommended - contact us today to arrange your appointment

Introduction

Approach

This duplex apartment is accessed from the rear courtyard via the external staircase and through UPVC door into :

Entrance Hallway

With radiator, stairs rising to first floor bedrooms, understairs storage and doors through to lounge/diner, bathroom and:

Kitchen

7' 4" x 9' 8" (2.24m x 2.95m)

Having fully fitted wall and base units with solid wood work surface over, inset Belfast style sink with mixer tap over, tiled splash backs, integrated electric oven with four burner gas hob and stainless steel extractor hood over, integrated dishwasher, space and plumbing for washing machine, integrated fridge freezer, open hatchway through to lounge/diner and double glazed windows to rear elevation:

Lounge/Diner

22' 9" MAX x 19' 9" MAX (6.93m MAX x 6.02m MAX)

L-shaped room with coved ceiling, two double glazed windows to the front with fitted shutters, feature electric fireplace with marble effect hearth, two radiators and TV aerial point.

Bathroom

Having white suite comprising bath with chrome electric shower over, wash hand basin with vanity unit, low level WC, partly tiled walls, heated towel ladder, storage and linen cupboards, ceiling downlighters and double glazed obscure glass window to the rear elevation:

Second Floor Landing

Staircase rising from hallway, loft access and doors to bedrooms.

Bedroom One

12' 3" x 11' 9" (3.73m x 3.58m)

Having built in wardrobes with sliding part mirror doors, TV aerial point, ceiling downlighters, radiator, double glazed window with fitted shutters to the front elevation and door to:

En Suite

Corner shower with curved screen, chrome shower and fittings, low level WC, wall mounted wash hand basin with chrome mixer tap over and tiled walls and flooring.

Bedroom Two

14' 4" x 10' 8" MAX (4.37m x 3.25m MAX)

Having built in double wardrobe with sliding doors, TV aerial point, additional storage cupboard and double glazed window with fitted shutters, with views across to the church to the rear elevation:

Outside

Courtyard

Walled communal parking area with screened bin storage area, metal staircase rising to first floor and one allocated parking space.

Garage

Situated in the courtyard with up and over door and power.

Council Tax

Local Authority: Stratford District Council
01789 267575

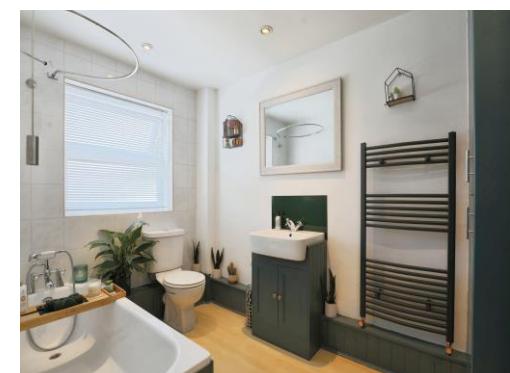
www.stratford.gov.uk/councilbandings.cfm

Viewings

Strictly by appointment via the selling agent.

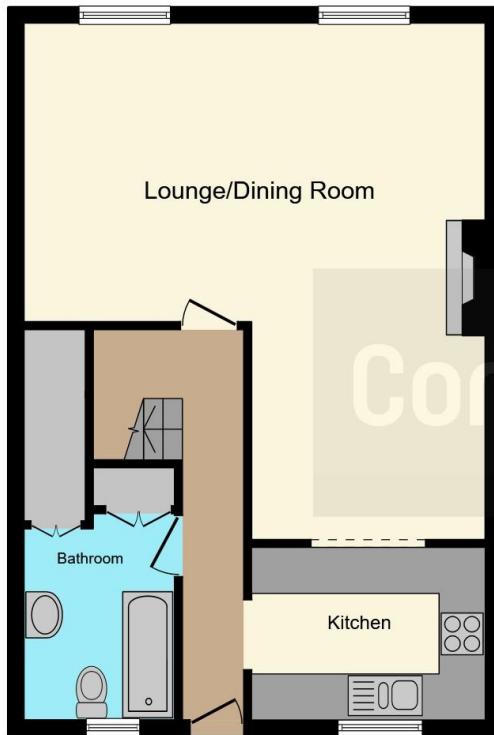
Agents Note

The property doesn't come with any yearly service charge, the agreement in place is if any works are required the costs are split between all dwellings in the development. We have also been advised by the vendor that there is a clause within the leasehold agreement that prevents sub-letting.









Ground Floor



First Floor

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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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/WBE103973\]\(http://www.connells.co.uk/Property/WBE103973\)](http://www.connells.co.uk/Property/WBE103973)

This is a Leasehold property with details as follows; Term of Lease 142 years from 30 Nov 2016. 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.

