



Woodville Court, Warwick, CV34

**Offers Over £200,000**

The Property Experts - Leamington Spa

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 **The Property  
Experts**



- Purpose Built Apartment
- Gated Entrance
- Two Double Bedrooms
- Bathroom & En Suite Shower
- Lounge / Dining Area
- Integrated Kitchen
- Close To Town & Local Amenities
- Allocated Parking

This two double bedroom first floor apartment is situated in a great location for Warwick Town Centre and is close to all local amenities, transport links including walking distance to the train station, schools, parks and shops.

The complex is entered via secure gates and through communal doors and up the stairs to the apartment itself.

In brief the property comprises of; entrance hallway, lounge / diner & kitchen (with integrated washing machine, fridge freezer, dish washer, cooker & hob), master bedroom with built in double wardrobes, en suite shower room and Juliet balcony doors, a second double bedroom with single built in wardrobe and a main white bathroom suite.

Further benefits include double glazing throughout, secure allocated parking and it has good access to A46 and M40 motorway networks.

**DO NOT MISS OUT - CALL NOW TO VIEW!**

Council Tax Band - B

EPC Rating - B

Tenure - Leasehold, Ground Rent £150 PA, Maintenance Charge £1,183.00 PA, 108 years remaining on the lease

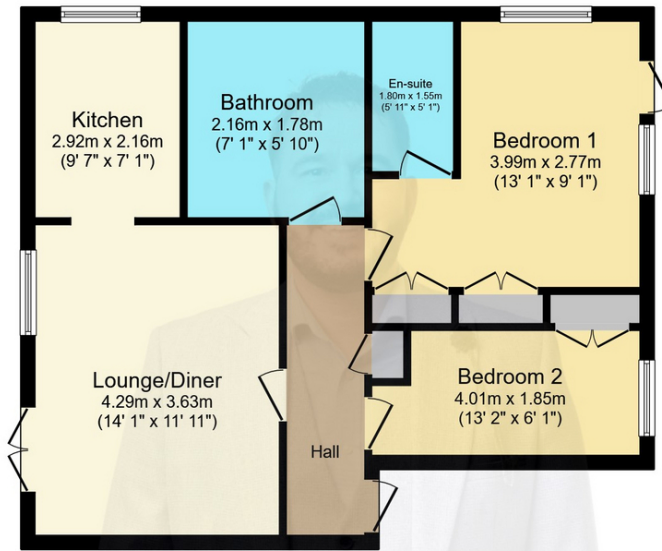




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**Floor Plan**

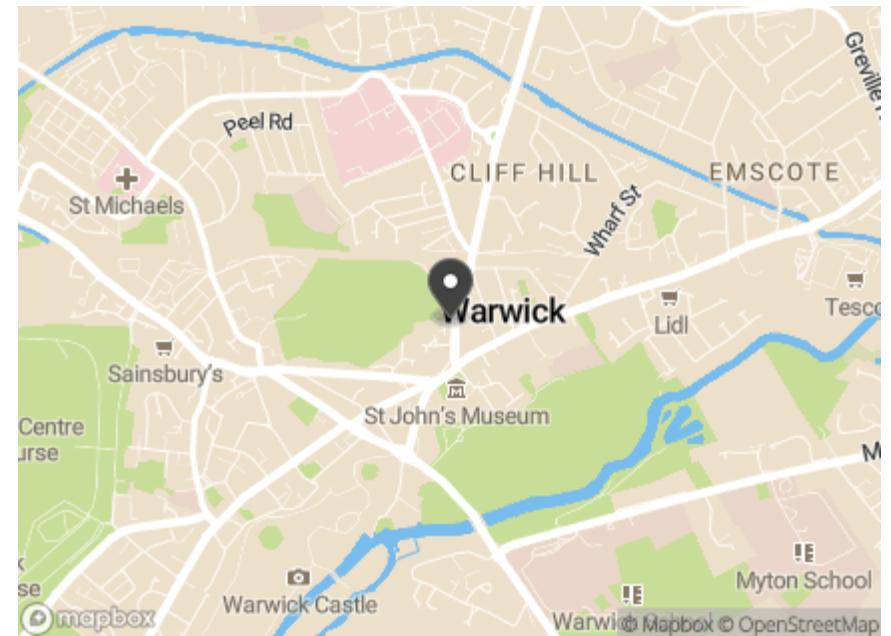
Floor area 63.7 sq.m. (686 sq.ft.)

TOTAL: 63.7 sq.m. (686 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	82	85
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	74	78
EU Directive 2002/91/EC		



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