

BELVOIR!

Guide Price £130,000



34 William Tarver Close

, Warwick CV34 4UE

Ground Floor Studio Flat in Warwick

Discover comfort and convenience in this charming ground floor studio flat located in Warwick. Featuring a cozy living space, a compact galley kitchen, and a separate bathroom, this residence is designed for efficient living.

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ACCOMMODATION

Key Highlights:

Practical Layout: Clever design maximizes space, offering a versatile living and sleeping area.

Functional Galley Kitchen: Compact yet well-equipped kitchen with essential appliances and smart storage solutions.

Separate Bathroom: Modern fixtures in a private bathroom, separate from living and sleeping areas.

Ground Floor Access: Enjoy the convenience of easy access without the need for stairs or elevators.

Garden: A private large garden that wraps around the edge of the property, with views over the St Nicholas Park.

Parking: One allocated car space to the front of the property.

Great location: located in Warwick and on the edge of St Nicholas Park, with excellent transport links and just a short walk into to Warwick town centre.

This studio flat is perfect for individuals or couples seeking a comfortable and well-connected living space in Warwick. Experience the best of town living without compromising on convenience.

77 years remaining on lease

Ground rent £130 annual

No service charge – Communal electric is around £10 per year

Council tax band A

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		73	
		57	
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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