

# BELVOIR!

Guide Price £175,000



## 2 Church Street

, Warwick CV34 4AB

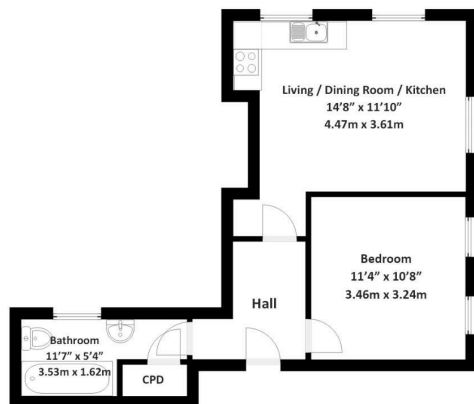
**\*\* NO ONWARD CHAIN \*\*** Nestled in the heart of Warwick's historic town centre, this delightful second-floor apartment offers an ideal blend of modern living and picturesque surroundings. With stunning views of the iconic St. Mary's Church, this home is perfect for those who appreciate both heritage and contemporary comfort.

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Internal Area 39.25 square metres / 423 square feet

Second Floor



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## ACCOMMODATION

Upon entering the apartment, you are welcomed into a spacious entrance hall. To one side, you'll find a well-appointed bathroom, and to the other, a comfortable bedroom with ample natural light. The main living area is located straight ahead and boasts a generous open-plan layout that combines the living, dining, and kitchen spaces.

The kitchen features a range of high and low-level storage units, along with an integrated electric hob and oven, making it a practical and stylish space for home cooking. The dual-aspect windows flood the area with natural light, creating a bright and airy atmosphere throughout the day.

On-street permit parking is available, offering added convenience for residents with a vehicle.

This apartment is ideally located, offering easy access to all of Warwick's vibrant amenities, including cafes, shops, and historic landmarks. Whether you're looking to relax and enjoy the views of St. Mary's Church or explore the charm of the town centre, this property presents a unique opportunity to live in one of Warwick's most sought-after locations.

PLEASE NOTE - the property is currently rented for £850pcm.

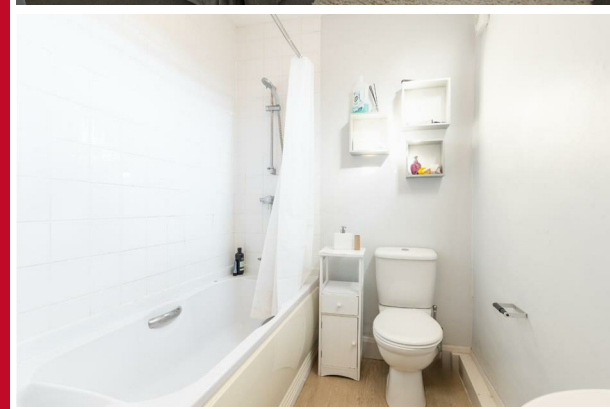
Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be leasehold. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Viewings - Strictly by appointment through the Agents only.

Belvoir and our partners provide a range of services to buyers, although you are free

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		70			
		41			
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.