



**2 Bed
Apartment
located in Emscote Lawns**

**41 Campriano Drive
Emscote Lawns
Warwick
CV34 4NQ**



MARGETTS
ESTABLISHED 1806

Guide Price £260,000



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Rare, top floor, two double bedroom, spacious, purpose-built apartment with spectacular views across a central green and providing the discerning purchaser with a special apartment in a sought-after setting. The apartment benefits from both a main bathroom and ensuite shower room together with two genuine double bedrooms, spacious living room and fitted kitchen.

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Communal front door with intercom link opens into the Communal Entrance Hall with staircase rising to the Second Floor Landing and private door opening to the Apartment.

PRIVATE APARTMENT RECEPTION HALL

with telephone security link, radiator and access to roof space and door opening to a useful storage cloaks cupboard, further door opening to a deep airing cupboard with wall mounted Worcester gas fired central heating boiler.

BEAUTIFUL L-SHAPED LOUNGE/DINING ROOM

19'10" x 15'7" max reducing to 12'7"

with two sets of double glazed French doors with Juliet balconies affording attractive views, two double panel radiators, wiring for two wall lights, double glazed window and opening doors lead through to the

FITTED KITCHEN

11'1" x 6'9"

with roll edge work surfacing, incorporating a four ring gas hob with electric oven under and base units, space and plumbing for washing machine and further space and plumbing for dishwasher, set of drawers, tall larder cupboard incorporating the fridge and freezer, eyelevel wall cupboards, cooker hood, two splashback areas, single drainer and 1 1/4 bowl sink with mixer tap, double panel radiator, and glazed window overlooking the green.

MASTER BEDROOM

11'9" x 10'8"

approached via the Dressing Area which measures 2.17m x 1.67m including wardrobes. The Dressing Area has two fitted wardrobes with hanging rail and shelf.

The Master Bedroom enjoys double glazed French doors with Juliet balcony affording views across the green with a double glazed window to the side, radiator and door opening to

ENSUITE SHOWER ROOM

with double shower cubicle with adjustable shower and screen, low-level WC, wash hand basin, radiator, tiled areas and obscured double glazed window.

BEDROOM TWO

14'1" max reducing to 12'3" x 9'3"

(and the measurements exclude a double door fitted wardrobe with hanging rail and shelf) with double panel radiator and twin double glazed windows overlooking the rear.

APARTMENT BATHROOM

has a white suite with P shaped bath having mixer tap and adjustable shower with screen over, wash hand basin, low level WC, radiator, extractor fan, tiled areas, and obscured double glazed window.



GROUNDS AND PARKING

The property sits within communal grounds and has one allocated off road parking space.

AGENTS NOTES

The property is leasehold with a lease for 99 years which expires on 31st December, 2100.

Service Charge is £1,965.32 until 31st December, 2023 and the Ground Rent is currently £125 per annum.

All main services are included.

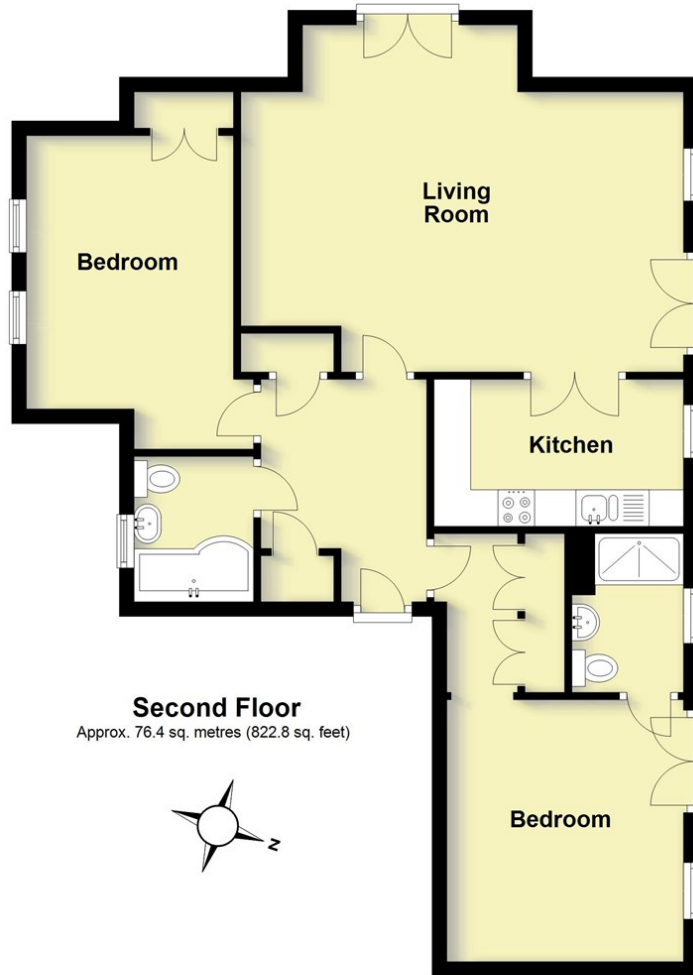
Viewings are strictly by prior appointment through the agents.





41 Campriano Drive, Emscote Lawns, Warwick, CV34 4NQ





Second Floor
 Approx. 76.4 sq. metres (822.8 sq. feet)

Total area: approx. 76.4 sq. metres (822.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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