



**2 Bed
Apartment
located at**

**39a Smith Street
Warwick
CV34 4JA**


MARGETTS
ESTABLISHED 1806

**Offers In Excess Of
£75,000**

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UNDER OFFER Ready Cash purchases only. A period, two bedroom, first floor converted flat located right in the heart of the county town with opportunity to renovate and invest. Ready Cash purchases only – 61 year lease remaining. We understand the property is GRADE 2 listed, and in Warwick Conservation Area.

Communal front door opens in to entrance vestibule with staircase rising to the

Shared First Floor Landing

Door opens to the apartment

PRIVATE RECEPTION HALL

with exposed timbers and electric night storage heater.

KITCHEN

8'11" x 5'5" under eaves

with roll edge work surfacing and sink beneath, space for appliances and single glazed rear window and tiled splashback.

LOUNGE/DINER

12'11" x 8'1" under eaves

featuring exposed timbers, electric night storage heater and single glazed window.

SHOWER ROOM

with low-level WC, wash hand basin and shower cubicle.

BEDROOM ONE (FRONT)

12'7" x 7'2" partly under eaves

with single glazed window to the front, electric night storage heater and some exposed timbers.

BEDROOM TWO

9'4" max into door recess reducing to 5'11" x 9'3"

with double glazed roof light, electric heater, and airing cupboard with hot water cylinder.

There is a gate opening to a passageway which gives access to the rear of the property shared with two properties behind and access to the rear apartments.

GENERAL INFORMATION

We understand all main services are connected except gas.

The property has a 99 year lease dated the 25th of December 1986, with a ground rent rising from £40 per annum up to £160 per annum.

Council Tax Band is A.

Grade II Listed Building 307651. The property is in Warwick Conservation Area.

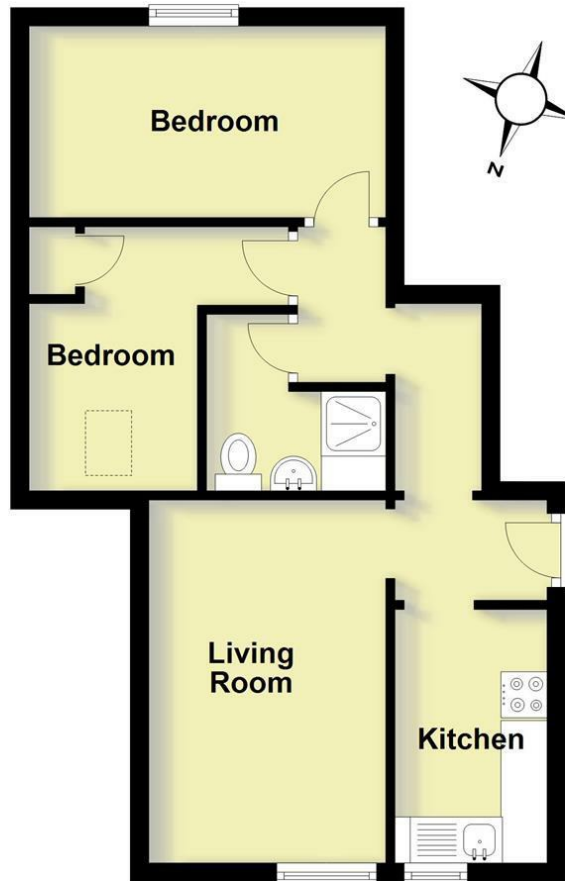
Local Authority:- Warwick District Council.

Viewings are strictly by prior appointment through the agents.



First Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



Total area: approx. 39.0 sq. metres (419.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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

CONTACT

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