



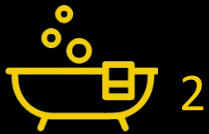
**2 Bed
Flat
located at**

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


MARGETTS
ESTABLISHED 1806

Price Guide £280,000

35 Campriano Drive
Emscote Lawns
Warwick
CV34 4NQ



Price Guide £280,000

**** LONG EXTENDED LEASE **** Arguably, one of the most spectacular apartments on this development, providing spacious two bedroom accommodation with a delightful corner aspect affording attractive views over the green and offered with an extended lease. Opportunity not to be missed.

COMMUNAL ENTRANCE

Communal front door with telephone security intercom opens into the communal entrance hall with staircase rising to the first floor landing.

PRIVATE ENTRANCE HALL TO THE APARTMENT

with radiator and large airing cupboard off housing the hot water cylinder and having shelving and double door fitted cloaks cupboard with hanging rail and shelf.

THE "L" SHAPED LOUNGE/DINING ROOM

19'11" x 15'3" max' reducing to 12'7"

enjoying a delightful dual aspect with two sets of double glazed French doors having Juliet balconies and further double glazed windows affording attractive view to the front. Three double panel radiators, and double opening doors lead through to the:

FITTED KITCHEN

11'5" x 7'1"

with roll edge work surfacing incorporating a four ring gas hob and one and a quarter single drainer stainless steel sink with mixer tap. Base units beneath and incorporating the Electrolux electric oven and the integrated Bosch full-size dishwasher and also the washer dryer. Two large cupboards incorporating the fridge and freezer, ironing board storage unit to the side, eyelevel cupboard, cooker hood and under unit lighting. Extractor fan, tiled floor, double panel radiator and double glazed window.

BEDROOM 1

10'7" excluding wardrobe by 10'8"

with double panel radiator, double glazed French door with Juliette balcony, double glazed window, four-door range of fitted wardrobes.

ENSUITE SHOWER ROOM

with fully tiled shower cubicle with adjustable shower, wash and basin and low level WC, radiator, shave point, extractor fan, and obscured double glazed window

BEDROOM 2

12'8" x 9'4" excluding wardrobes

with twin double glazed windows to the rear, double panel radiator, and the dimensions exclude a four-door range of fitted wardrobes.

APARTMENT BATHROOM

has a white suite with P shaped bath having adjustable shower over, wash hand basin and low level WC, extractor fan, downlights and radiator.

OUTSIDE

We understand there is an allocated car parking space.

GENERAL INFORMATION

We understand the property has an extended lease with 166 years remaining.

Lease for 189 years from 08.06.2001.

Service charge is £2,179.00pa 1st Jan 2024 - 31 Dec 2024. Up-front reserve charge of £167.83 for 1st Jan 2024 - 31 Dec 2024.

The residents management company is: Emscote Lawns Residents Association Ltd.

The managing agents are: Residential Management Group Ltd
Registered Office Address: Rmg House, Essex Road, Hoddesdon,



Hertfordshire, EN11 0DR

We understand all mains services are connected.





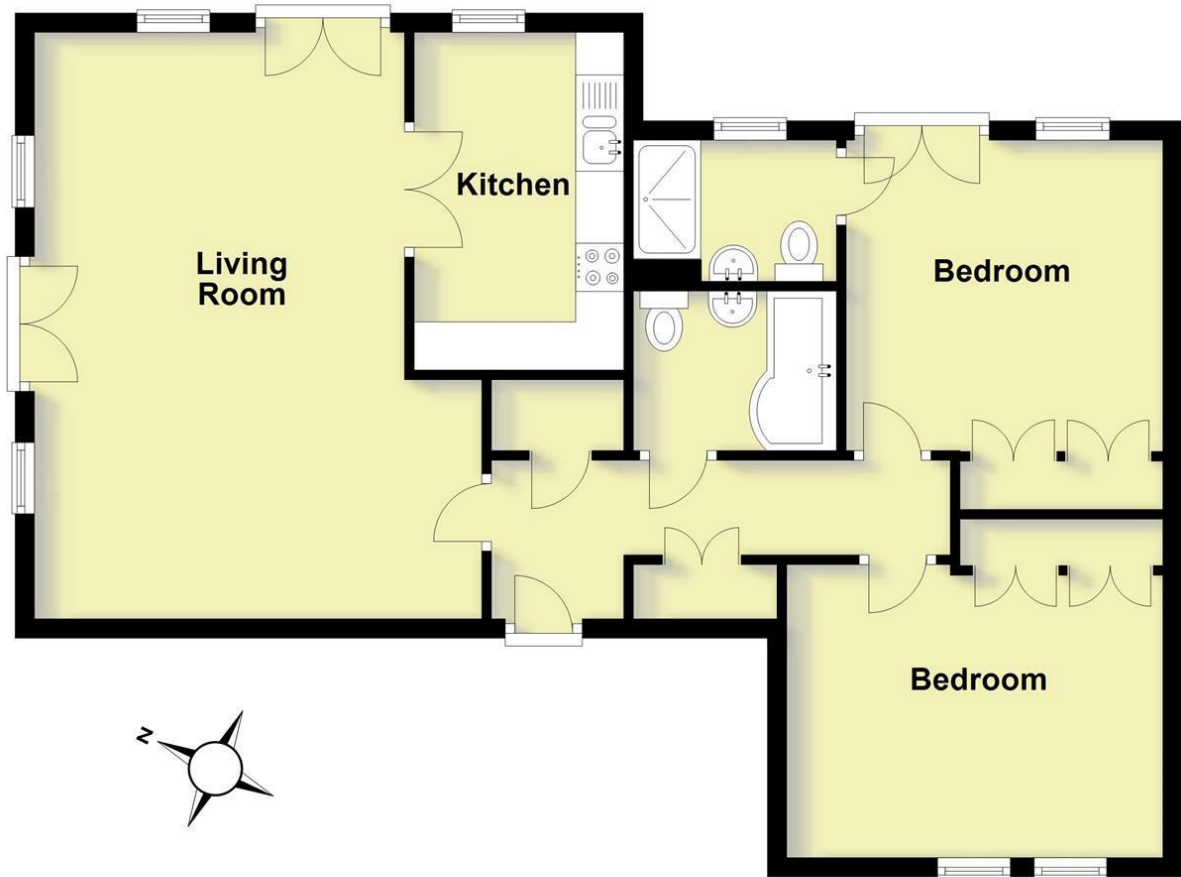


35 Campriano Drive, Emscote Lawns, Warwick, CV34 4NQ




First Floor

Approx. 74.8 sq. metres (805.6 sq. feet)



Total area: approx. 74.8 sq. metres (805.6 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 | 80 |
| (69-80) C | | |
| (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  | |

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk



MARGETTS
ESTABLISHED 1806