



1 Bed Flat

8 Wallace House
Lammas Walk
Warwick
CV34 4UX



MARGETTS
ESTABLISHED 1806

Price Guide £160,000

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GREAT FIRST HOME, WELL WORTH A VISIT. This exceptional, well presented ground floor apartment has EASY ACCESS and offers an updated kitchen and bathroom, living room and double glazing and allocated off road parking. Delightful views, very close to both supermarket and racecourse. The property also enjoys the benefit of a long lease (118 years left).

Entrance & Communal Hallway

Communal front door with telephone security link open into the Entrance Hall.

Apartment Entrance

Private door opens into a private Reception Hall area with airing cupboard and further cloaks cupboard off.

Living Room

17'1" x 9'8"

with modern electric panel heater, telephone connection point, television aerial point, double glazed window affording views over towards the racecourse, and arch leading through to the kitchen and double opening doors to the bedroom:

Superb Refitted Kitchen

8'7" x 6'2"

with dark roll edge work surfacing incorporating the Zanussi electric hob and base units below incorporating the electric oven. Space and plumbing washing for a machine and further space for an undercounter refrigerator. Range of eye-level wall cupboards and cooker hood, splashbacks and double glazed window.

Double Bedroom

8'10" x 9'8"

with double glazed window to the front, again affording glimpses of Warwick Racecourse. Electric panel heater, built-in single door wardrobe, range of fitted bedroom wardrobes, and door through to the:

Bathroom

with white suite having panel bath, mira shower above the bath, low level WC and wash hand basin. Large tiled areas, fitted mirror and extractor fan, return door to the:

Inner Hallway

with further door back to the living room.

OUTSIDE

There are attractive communal areas with lawns, established trees and shrubs.

Parking

There is one allocated car parking space to the apartment.

GENERAL INFORMATION

All main services are connected except Gas.

The property is leasehold.

125 Years from 1st January 2018.

Service Charge £950.00pa (25th March 2024 to 24th March 2025).

Ground Rent £100.00pa (1st January 2024 to 31 December 2024).





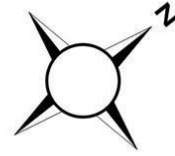


8 Wallace House, Lammas Walk, Warwick, CV34 4UX



Ground Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 36.6 sq. metres (394.4 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		61	
(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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