



1 Bed Flat

2 Priory Walk Cross Street
Warwick
CV34 4JE



MARGETTS
ESTABLISHED 1806

Price Guide £125,000

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A rare opportunity to acquire a ground floor, one bedroom retirement apartment forming part of this popular town centre development which benefits from access to all the facilities of the county town centre together with, a residents' lounge and guest suite which is available to rent. Requires some updating hence a sensible asking price.

Front door opens into the

RECEPTION HALL

with night storage heater, large walk-in shelved airing cupboard with newly installed hot water tank.

LIVING ROOM

12'8" x 9'6"

with feature fire setting, coved ceiling, double glazed window, electric night storage heater, and television aerial point.

BREAKFAST KITCHEN

11'5" x 6'7"

with roll edge work surfacing incorporating a one and a quarter bowl sink with mixer tap, beneath is space and plumbing for washing machine and under counter appliance. Two cupboards, cooker hood, tiled splashback, and double glazed window.

DOUBLE BEDROOM

12'10" x 8'1"

double bedroom measures 3.93 m x 2.48 m with electric night heater and double glazed window and fitted double door wardrobe.

BATHROOM

has a coloured suite with panel bath, wash hand basin, low-level WC, shower fitted above the bath and extractor fan.

COMMUNAL AREAS

Priory Walk enjoys well-maintained communal areas with a central block paved courtyard and flower and shrubbery borders with established plants and trees.

BRICK BUILT GARDEN STORE

The property also enjoys a small brick built garden store with timber gate.

COMMUNAL PARKING AREA

GENERAL INFORMATION

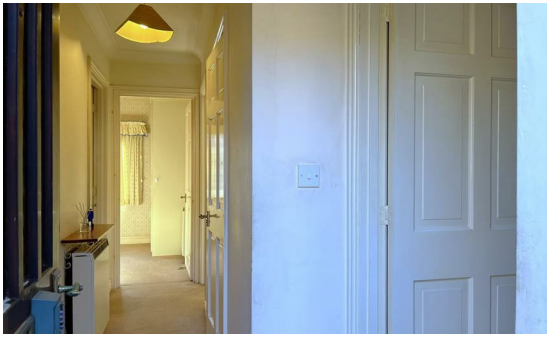
All main services are connected except gas.

Leasehold information

The property offers a 120 year lease from the 29th April, 1988 with 82 years remaining. Ground rent or £40 rising throughout the term to £160.

Annual service charge is £1,490.85

Guest suite charges - £10 per night, £5 for extra nights and a maximum of 5 nights.





Ground Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 39.3 sq. metres (423.3 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			
(69-80) C		71	79
(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



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