



One bed, first floor apartment

12 Wallace House
Lammas Walk
Warwick
CV34 4UX


MARGETTS
ESTABLISHED 1806

Price Guide £160,000

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A charming, light and airy one bedroom, first floor purpose-built apartment in an extremely popular and convenient location near the town with glimpses towards Warwick Racecourse and enjoying allocated off-road parking and the huge benefit of an extended lease. Viewing very warmly recommended. Offered with no upward chain.

Communal front door with telephone security entry phone opens into the communal reception hall with staircase to the communal first floor landing.

PRIVATE RECEPTION HALL TO THE APARTMENT

with entry phone handset, cloaks cupboard with hanging rail and shelf, and further cupboard housing the hot water cylinder.

CHARMING LIVING ROOM

13'2" x 12'3"

with dual aspect, double glazed windows and French door opening onto balcony, electric night storage heater, television aerial connection point and archway through to the

FITTED KITCHEN

9'10" x 6'2"

with roll edge work surfacing having base cupboards beneath and eye level wall cupboards above. Single drainer sink unit with mixer tap, space and plumbing for slimline dishwasher, space for washing machine, recess for electric cooker, space for a fridge freezer, tiled splashbacks, double glazed window, electric wall mounted dimplex heater. (Please note the appliances are available by separate negotiation).

Double opening doors from the living room open into the

BEDROOM

9'11" x 9'8"

with electric night storage heater, two dual aspect double glazed windows, and door opening to the

BATHROOM

which has a coloured suite having low level WC with concealed cistern, wash hand basin, panelled bath with Mira sports adjustable shower over, Dimplex electric wall heater, obscured double glazed window, tiled splashback areas and returned door to the entrance hall.

OUTSIDE - GARDENS AND PARKING

The property enjoys well maintained communal gardens and enjoys its own allocated car parking space.

GENERAL INFORMATION

The property is leasehold with an extended lease of 189 years from the 25th March, 1987 (approximately 150 years remaining). We understand there is no ground rent now that the Lease has been extended.

Annual service charge is £950.

All mains services are connected except gas.







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





First Floor

Approx. 39.8 sq. metres (428.9 sq. feet)



Total area: approx. 39.8 sq. metres (428.9 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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