



**Rare, one bed, ground floor  
apartment**

**3 Turberville Place  
Warwick  
CV34 4JZ**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £165,000**



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A very special and rare one bedroom, ground floor apartment with its own allocated car parking space immediately outside the apartment, forming part of a popular gated development. This charming apartment is attractively laid out giving a living area with kitchen, double bedroom and bathroom with shower. The apartment has gas central heating and double glazing and easy to reach allocated car parking space immediately outside the apartment.

**COMMUNAL CAR PARK AND ALLOCATED SPACE**

Vehicle gates open into the communal car park with the space for the apartment allocated on the left-hand side immediately in front of the bedroom window.

**COMMUNAL ENTRANCE HALL**

with telephone security link.

**PRIVATE ENTRANCE HALL**

with radiator, telephone entry link and door opening to storage cupboard.

**CHARMING LIVING ROOM**

18'8" max reducing to 10'4" x 11'3"

with large double glazed window to the front, radiator, TV point, telephone connection point and large archway opening to the

**FITTED KITCHEN AREA**

7'8" max x 7'11" max

with butchers block style work surfacing extending around the room incorporating a single drainer sink and a four ring gas hob. Base units beneath with Zanussi electric oven and space and plumbing for washing machine. Space suitable for a large style fridge freezer, eye level wall cupboards with cooker hood and housing the gas fired central heating boiler.

**DOUBLE BEDROOM**

11'4" x 11'11"

with radiator, double glazed window and telephone connection point.

**BATHROOM**

enjoys a white suite with panel bath having adjustable shower over, wash hand basin, low-level WC, tiled splashback areas, obscured double glazed window and central heating radiator.

**OUTSIDE - COMMUNAL AREAS**

Turberville Place enjoys well maintained communal areas with bin storage areas, allocated car parking space to the apartment as previously mentioned.

**GENERAL INFORMATION**

The property is leasehold. Lease details are to be confirmed, awaiting.

Service Charge - £1,685.50 per annum.

Ground Rent - £202.50 per annum.





## Ground Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 43.3 sq. metres (466.0 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		
	77	78
England & Wales	EU Directive 2002/91/EC	

### CONTACT

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