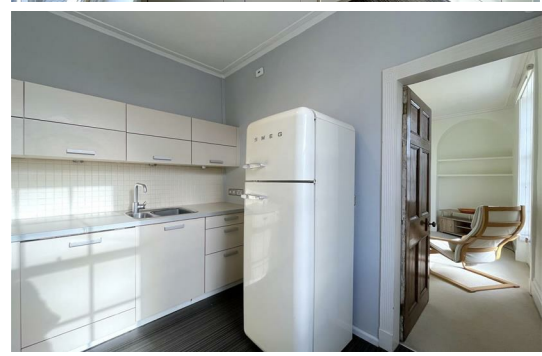




One bed apartment 2 Upper Cape
Warwick
CV34 5DS


MARGETTS
ESTABLISHED 1806

Price Guide £160,000

2 Upper Cape Warwick CV34 5DS



Price Guide £160,000

**** UNDER OFFER - SIMILAR PROPERTIES NEEDED **** A charming, light and airy first floor period apartment with large sash windows giving a light and airy aspect. The apartment enjoys easy access to Warwick Town Centre, shopping, rail and network links. Attractive lounge dining room with open fire setting and picture window, fitted kitchen including appliances. Large double bedroom with fitted/built-in cupboards/wardrobes and bathroom with shower and bath.

Communal front door opens into the communal entrance hall with telephone security link.

Private door opens into the

PRIVATE APARTMENT RECEPTION

with hand telephone security link.

FRONT LOUNGE/DINING ROOM

15'8" max x 13'7"

Large sash picture window to the front, fire setting, large radiator, coved ceiling, and display shelves to either side of the chimney breast.

FITTED KITCHEN

9'11" x 8'3" max

with modern square edge work surfacing incorporating a one and a quarter bowl sink unit with mixer tap and further run of work surfacing incorporating the Smeg electric hob. Base units beneath incorporating the Smeg oven, integrated Bosch full-size dishwasher and door opening to integrated washer dryer, shelves and eyelevel wall cupboards, coved ceiling, sash window to the front, and Glow-worm gas fired central heating boiler.

LARGE DOUBLE BEDROOM

14'6" max down to 8'1" x 11'4" max

with 3 foot of wardrobes/cupboards,/window affording attractive views to the rear, wiring for two wall lights, coved ceiling, radiator and telephone connection point.

BATHROOM

has a white suite with panel bath, electric adjustable shower over, wash hand basin, low level WC, large sash window, tiled splashback areas, radiator, and door opening to airing cupboard with slatted wood shelving and hot water cylinder.

OUTSIDE

Steps lead from Upper Cape to the front door of the property with communal garden to the front.

GENERAL INFORMATION

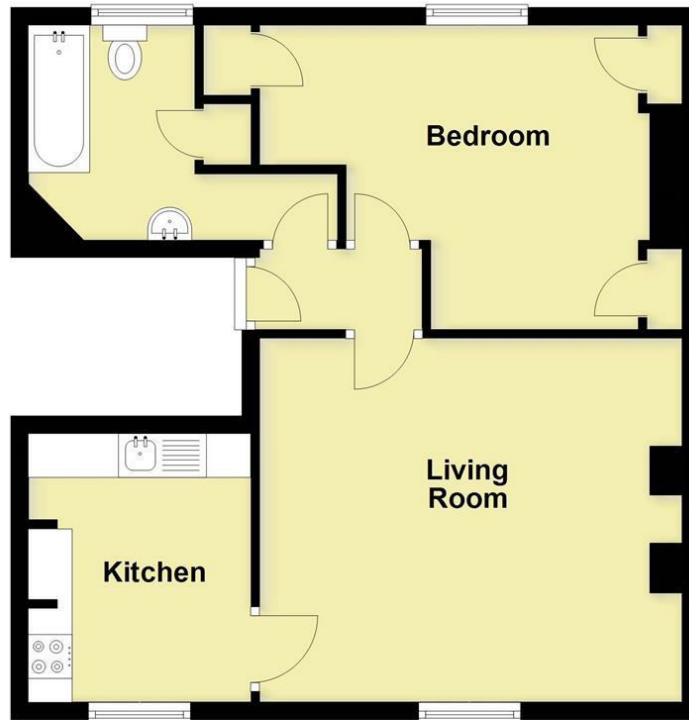
LEASEHOLD with a lease of 125 years with 119 years remaining. We are informed by the vendor that the service charge is £960.





First Floor

Approx. 51.6 sq. metres (555.2 sq. feet)



Total area: approx. 51.6 sq. metres (555.2 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		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: lettings@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

