

## 17 Cape Court | Chandley Wharf | Warwick | CV34 5AU

£179,000

A very attractive, well planned first floor apartment with two double bedrooms and 'Juliet' balcony plus an allocated car parking space. This is a very popular residential location extremely well located within easy access and walking distance of the town centre, castle, train station and Warwick hospital as well as being adjacent to the Warwick Grand Union canal with popular local tow path walks and local pubs providing outdoor dining and canal views.

- No Chain Involved
- First Floor Apartment
- Two Double Bedrooms
- Allocated Car Parking Space



## Property Description

### COMMUNAL SECURITY ENTRANCE

### STAIRCASE TO FIRST FLOOR

### PERSONAL ENTRANCE DOOR TO NUMBER 17

### 'L' SHAPED HALLWAY

With Dimplex heater, smoke detector and wall mounted heating control. Security entryphone.

### LOUNGE/DINER

17' 6" x 16' 1" (5.33m x 4.9m)

Having two Dimplex electric wall heaters, 'juliet' balcony with French double doors and tv aerial connection. Archway to:

### KITCHEN

11' 3" x 6' 6" (3.43m x 1.98m)

With a range of white cupboard and drawer units set under contrasting worktops and matching range of wall units. Four ring electric hob with extractor hood over and Electrolux electric oven. Space for tall fridge/freezer.

### DOUBLE BEDROOM ONE

14' 6" x 8' 6" (4.42m x 2.59m)

With electric heater, built in wardrobe and tv aerial connection.

### DOUBLE BEDROOM TWO

10' 7" x 8' 6" (3.23m x 2.59m)

A good size second double bedroom. Electric panel heater.



### BATHROOM

9' 7" x 6' 6" (2.92m x 1.98m)

With panelled bath having shower over and glazed shower screen, wash basin, w.c and complementary tiling. Wall mounted heater. Airing cupboard with hot water cylinder.

### OUTSIDE

### PARKING

There is an allocated car parking space to the side of the building.

### GARDENS

There is an attractive open green area to the side and the canal is within a few steps with nice walks.

### TENURE

The property is Leasehold. The Lease commenced in 2006 with a 150 year term from that time. The Ground Rent is £200.00 per year. The Service Charge in 2024 was £1655.00 per year payable to Trinity Estates.

### SPECIAL NOTE

Under Section 21 of the Estate Agents Act 1979 we advise that this property has a connection to Julie Philpot Residential.



# Tenure

Leasehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

# Contact Details

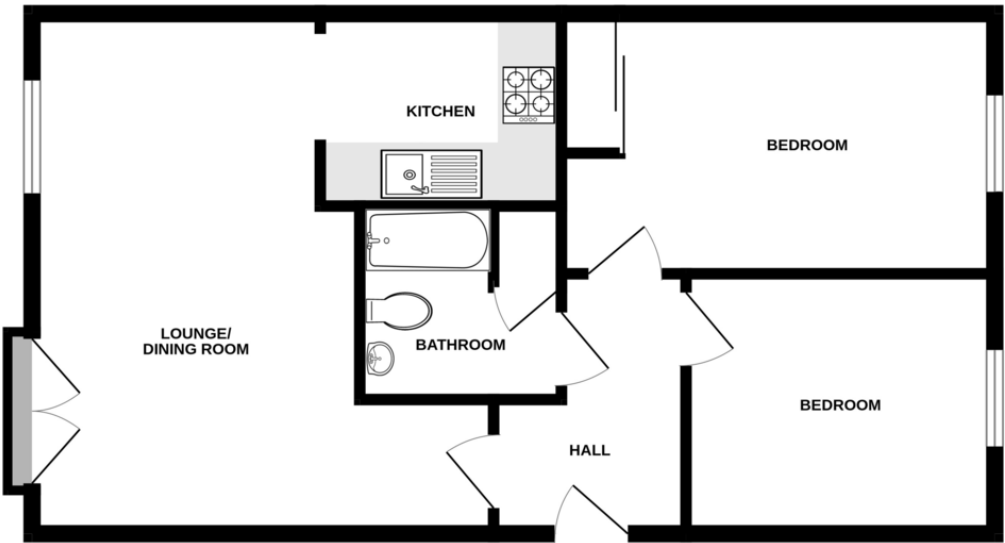
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

FIRST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.

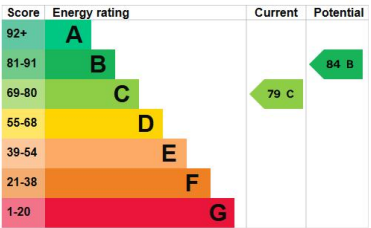


TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.  
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## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60