



**Apartment 46 Crompton Street,
Warwick, CV34 6HG
Offers In The Region Of £180,000**

A fantastic light and spacious two bedroomed ground floor apartment in the heart of Warwick Town Centre. The property benefits from its own private West Facing decked garden with open views over Warwick Racecourse beyond, ideal for pleasant evenings watching the sun set or barbecues over looking Warwick Racecourse. The property briefly comprises; entrance hall, modern fitted kitchen, light and spacious living room with patio doors to the decked garden, two generous sized bedrooms and modern fitted bathroom. Further benefiting from two outdoor storage units for bikes, golf clubs, garden tools etc.

Located only 5 minute walk to Warwick Town Square and less than a mile to the train station, this property is absolutely ideal for those looking for town centre living. You can apply for up to three parking permits and one visitor permit per property, these are fixed at £25 each per annum

The town of Warwick is well known for its numerous historic sites including Warwick Castle, the Lord Leycester Hospital and St Mary's Church. There is an excellent range of state, independent and grammar schools to suit all age groups. The town also offers a variety of shopping and recreational facilities to include; St. Nicholas' Park and Leisure Centre. For the commuter, there are regular trains from Warwick Station to Birmingham City Centre and London Marylebone. In addition, the M40 is easily accessible and provides fast links to the M42, M6, M5 and M1 motorways. The NEC, Birmingham International Airport and Railway Station are also all within an approximate 30 minute drive.

The property is being offered for sale with no onward chain.



From Crompton Street, a timber pedestrian gate gives access to the communal entrance, or via its own private entrance to the front. Situated on the ground floor, a UPVC double glazed front door opens into:-

Entrance Hall

11'1" x 4'0" (3.38m x 1.23m)

With tiled flooring, radiator, telephone intercom, meter cupboard with storage space. Utility/pantry recess with wooden work top, fitted shelving and space for a tumble dryer.

Kitchen

8'9" min/11'7" max x 9'3" (2.68m min/3.54m max x 2.82m)

A beautifully fitted kitchen comprising; a range of wall and drawer units with square edged work surfaces over and matching up-stands. Inset sink unit with chrome mixer tap over. Hotpoint oven with gas hob, matching splash back and extractor hood over. Integrated wine rack, space and plumbing for an automatic washing machine and dishwasher, space for a freestanding fridge/freezer, radiator, tiled flooring. Wall mounted combination boiler, UPVC double glazed window to the side and fitted shelving into wall recess forming a pantry.

Inner Hall

With laminate flooring, doors to two bedrooms, bathroom and living room.

Living Room

16'0" x 10'0" (4.90m x 3.05m)

This light and spacious living room features views over Warwick Racecourse with a UPVC double glazed patio door opening out to a private West Facing decked garden. Feature fireplace with timber surround and tiled hearth, laminate flooring and radiator.

Bedroom One

10'7" x 10'2" (3.23m x 3.12m)

A generous sized, bright bedroom with UPVC double glazed window to the side, laminate flooring and radiator.

Bedroom Two

10'2" to wardrobe fronts x 9'10" (3.12m to wardrobe fronts x 3.02m)

Another large bedroom with lovely views overlooking Warwick Racecourse to the front, radiator, laminate flooring and 6-door fitted wardrobe with a range of hanging rails, drawer units and shelving.

Bathroom

6'9" x 5'5" (2.07m x 1.66m)

This light and modern bathroom comprises; P-shaped bath with mains fed 'Drench Head' shower with additional hand held attachment and glazed shower screen over. Vanity unit with inset wash hand basin with chrome mixer tap over and low level W.C with concealed cistern. UPVC double glazed obscure window to the side, ladder style heated towel rail and extractor fan.

West Facing Garden

A West facing private decked garden with open views over Warwick Racecourse beyond. The garden benefits from being low maintenance and features a built in raised border housing mature shrubs. Steps lead down to a communal lawned garden and pedestrian gate to Crompton Street.

Parking

On road parking is available just outside and you can apply for up to three parking permits and one visitor permit per property, these are fixed at £25 each per annum.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.

Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 100 Mbps. For more information visit: <https://checker.ofcom.org.uk/>. Fibre is already connected to the house.

Tenure:

The property is Leasehold with a term of 174 years remaining.

Service Charge: The service charge varies year on year dependant on works done to the building. The service charge for 2024 is approximately £1223 per annum (billed monthly), however the lowest service being £373 in 2021. The general average over a 7 year period is worked out to be around £825 per annum.

To include; Maintenance of the communal areas, window cleaning, garden maintenance and buildings insurance. Ground Rent: 0 (Peppercorn)

Vacant possession will be given upon completion of the sale.

Council Tax:

Warwick District Council - Band B

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

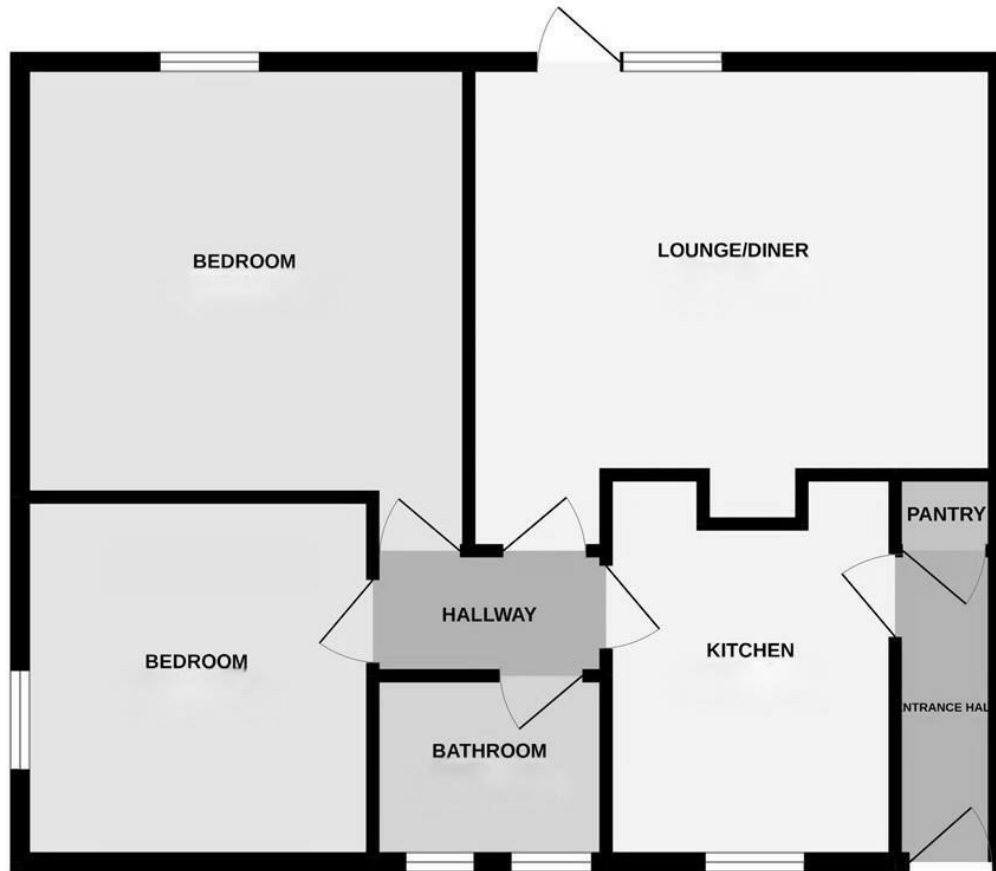
Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA - 676 sq.ft. (62.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

