



Flat 3, 6 Woodville Road

Warwick **CV34 5BS**

Guide Price £165,000

Flat 3, 6 Woodville Road

Situated within easy reach of Warwick railway station and facilities in the centre of Warwick, this duplex apartment is arranged over the first and second floor of this former house and is offered for sale with the benefit of no onward chain and a new 999 year lease with no ground rent. Having UPVC double glazed windows and gas central heating, the apartment offers accommodation that could be ideal for the first time purchaser or alternatively as a residential investment, or those simply seeking an affordable two bedroomed home within a popular, convenient and established location.

Features

Duplex Apartment
Convenient Warwick Location
Lounge
Kitchen
Two Bedrooms
Bathroom
Gas Central Heating
No Chain
New 999 Year Lease with No Ground Rent



LOCATION

Woodville Road lies within easy walking distance of both Warwick railway station and Warwick Hospital and is also well placed for access to the centre of Warwick with its wide range of amenities including its famous castle, shops and independent retailers, bars, restaurants and artisan coffee shops. In addition to the aforementioned railway station which provides commuter rail links to numerous destinations, notably London and Birmingham, there are also excellent road links available to neighbouring towns and centres including Leamington Spa, Stratford upon Avon and the Midland motorway network, notably the M40.

ON THE GROUND FLOOR

UPVC entrance door opening into:-

COMMUNAL ENTRANCE HALLWAY

From which stairs ascend to:-

FIRST FLOOR LEVEL

Where a private entrance door gives access to the apartment itself and:-

THROUGH ENTRANCE HALLWAY

With door to staircase leading up to the second floor and further doors radiating to:-

LOUNGE

3.56m x 3.43m (11'8" x 11'3")
With UPVC double glazed window, gas central heating and inset ceiling downlighters.

KITCHEN

3.53m x 1.75m (11'7" x 5'9")
Fitted with a range of wood fronted panelled style units comprising various base cupboards and drawers having

roll edged worktops over with tiled splashbacks, a range of coordinating wall cabinets to one side, inset stainless steel sink unit, inset stainless steel four burner gas hob with fitted electric oven below and stainless steel filter hood over, wall mounted Ariston gas fired boiler, UPVC double glazed window, ceramic tiled floor and central heating radiator.

BEDROOM TWO

3.68m x 1.98m + door recess (12'1" x 6'6" + door recess)
With UPVC double glazed window and central heating radiator.

BATHROOM

Being fully tiled with white fittings comprising low level WC, pedestal wash hand basin with mixer tap, panelled bath with shower unit over, obscure UPVC double glazed window and central heating radiator.

ON THE UPPER FLOOR

BEDROOM ONE

5.41m max x 3.84m + eaves (17'9" max x 12'7" + eaves)
Having sloping ceilings with four Velux double glazed roof lights allowing ample light, eaves storage space and central heating radiator.

TENURE

The property is of Leasehold tenure and is to be sold with the benefit of a newly created 999 year lease. Ground rent is a peppercorn.

MAINTENANCE CHARGES

Maintenance charges are to be fully assessed, but estimated to be in the region of £80 per calendar month.

DIRECTIONS

Postcode for sat-nav - CV34 5BS.





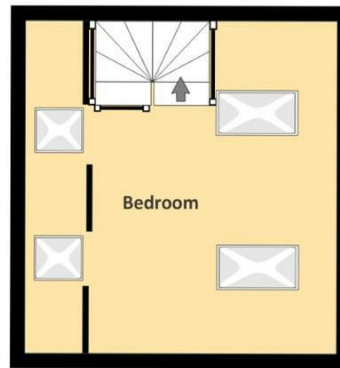
Floorplan

Internal Living Area 711sq ft / 66.06m²

FIRST FLOOR



SECOND FLOOR



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General Information

Tenure

Leasehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band A - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	70
(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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