



Flat 1, 6 Woodville Road

Warwick CV34 5BS

Guide Price £169,950

Flat 1, 6 Woodville Road

Being offered for sale with the benefit of no onward chain, this ground floor garden flat has the appealing benefit of its own private rear garden. Internally the accommodation includes a comfortable lounge, kitchen and two bedrooms with the principal bedroom having en suite facilities in addition to the main bathroom. Being within easy walking distance of Warwick railway station and amenities in Warwick town centre, this is an ideal first time purchase, or could alternatively be utilised as a residential investment property.

LOCATION

Woodville Road is conveniently situated within walking distance of Warwick Hospital, Warwick railway station and the town centre which, along with its famous castle, offers a wide range of shops and independent retailers, bars, restaurants and parks. Warwick Station offers regular commuter rail links to numerous destinations including London and Birmingham, there also being excellent local road networks locally, including the A46 which links directly to the M40, as well as links to Leamington Spa, Stratford upon Avon, Kenilworth and Coventry.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

With outer UPVC double glazed door, telephone entry system and door giving access to the flat itself and:-

ENTRANCE HALLWAY

With ceramic tiled floor, entry telephone and doors to:-

LOUNGE

3.58m x 4.39m max (11'9" x 14'5" max) - into large UPVC double glazed bay window with central heating radiator and newly fitted carpet.

KITCHEN

2.77m x 2.59m (9'1" x 8'6")
Fitted with a range of panelled style units in a wood grain finish and comprising 1½ bowl stainless steel sink unit, roll edged worktops with tiled splashbacks, inset four burner stainless steel gas hob with matching splash plate and filter hood over and fitted electric oven below, coordinating wall cabinets to two sides, integrated larder style fridge, central heating radiator, ceramic tiled floor and UPVC double glazed window.

REAR LOBBY

With UPVC double glazed door giving external access to the rear garden, plumbing for washing machine, ceramic tiled floor, wall mounted Maine gas fired combination boiler, which is newly installed, and door to:-

BEDROOM ONE

3.00m x 2.74m (9'10" x 9'0")
With UPVC double glazed window, central heating radiator, newly fitted carpet and door to:-

EN SUITE SHOWER ROOM

With fully tiled walls and white fittings comprising low level WC, wall mounted wash hand basin, walk-in shower

Features

Ground Floor Flat
Convenient Warwick Location
Comfortable Lounge
Kitchen
Two Bedrooms
Bathroom and En Suite
Private Rear Garden
No Chain



MAINTENANCE CHARGES

The maintenance charge is yet to be precisely calculated, but is anticipated to be in the region of £80 per calendar month.

DIRECTIONS

Postcode for sat-nav - CV34 5BS.



BATHROOM

With fully tiled walls and floor and three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower unit over and central heating radiator.

OUTSIDE

REAR GARDEN

The flat has the rare advantage of its own private rear garden which is partly gravelled and paved with part walled and part fenced boundaries. There is ample space for barbecue and garden furniture etc.

TENURE

The property is of leasehold tenure and is to be sold with the benefit of a new 999 year lease with no ground rent payable.





Floorplan



Contact us

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Visit us

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General Information

Tenure
Leasehold

Fixtures &
Fittings

Specifically excluded
unless mentioned in these
sales particulars.

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.

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	71	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	