



**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

enclosure with fitted shower unit and glazed door giving access, obscure UPVC double glazed window and chrome towel warmer/radiator.

## BEDROOM TWO

3.66m x 2.49m (12'0" x 8'2") With UPVC double glazed window facing to the rear garden, built-in wardrobe/storage cupboard, central heating radiator and newly laid carpet.

## 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 barbeque and garden furniture etc.

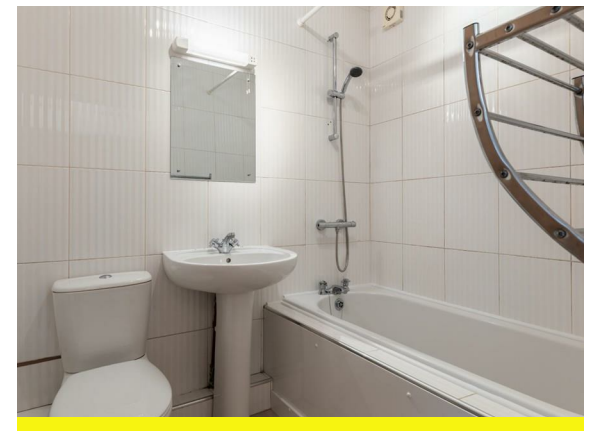
## TENURE

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.

## Features

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





Floorplan

Internal Living Area 544sq ft / 50.54m2



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

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