

**FOR SALE**



**Ansell Court, Ansell Way, Warwick**

**2 Bedroom, 2 Bathroom, Ground Floor Flat**

**£180,000**

  
**MARTIN&CO**





- Two double bedrooms
- Spacious living dining room
- En-suite primary bedroom
- Gas central heating
- Secure allocated parking
- Convenient for town
- Ideal first time buy or investment
- No chain

A spacious ground floor apartment, perfectly situated for Warwick town centre and station which is just a short walk away. Set back from the main road in this sought after development the property benefits from two double bedrooms, spacious living area, en-suite primary bedroom and secure gated parking. With 130+ years remaining on the lease this apartment would make an excellent investment or first purchase.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**COMMUNAL ENTRANCE** Entering through the secure communal entrance with intercom, the property is located on the ground floor.

**ENTRANCE** Entering into the property through the front door into the vestibule, which can be used as a cloakroom leading into the hallway.

**KITCHEN** 9' 7" x 9' 2" (2.92m x 2.79m) With a range of wall and base mounted units, tiled flooring, radiator, space and plumbing for dishwasher and washing machine, space for fridge freezer, built in electric oven, four gas hob and extraction above, stainless steel sink with drainage board, cupboard housing central heating boiler and UPVC double glazed window to the rear.

**LIVING/DINING ROOM** 15' 0" x 13' 5" (4.57m x 4.09m) With UPVC double glazed window to the front, radiator and TV aerial point.



**PRIMARY BEDROOM** 10' 9" x 8' 0" (3.28m x 2.44m) With UPVC double glazed window to the front, radiator and door to en-suite.

**EN SUITE** 5' 2" x 4' 6" (1.57m x 1.37m) With radiator, wash hand basin, low level WC, shower cubicle with mixer shower, tiled walls and extractor fan.

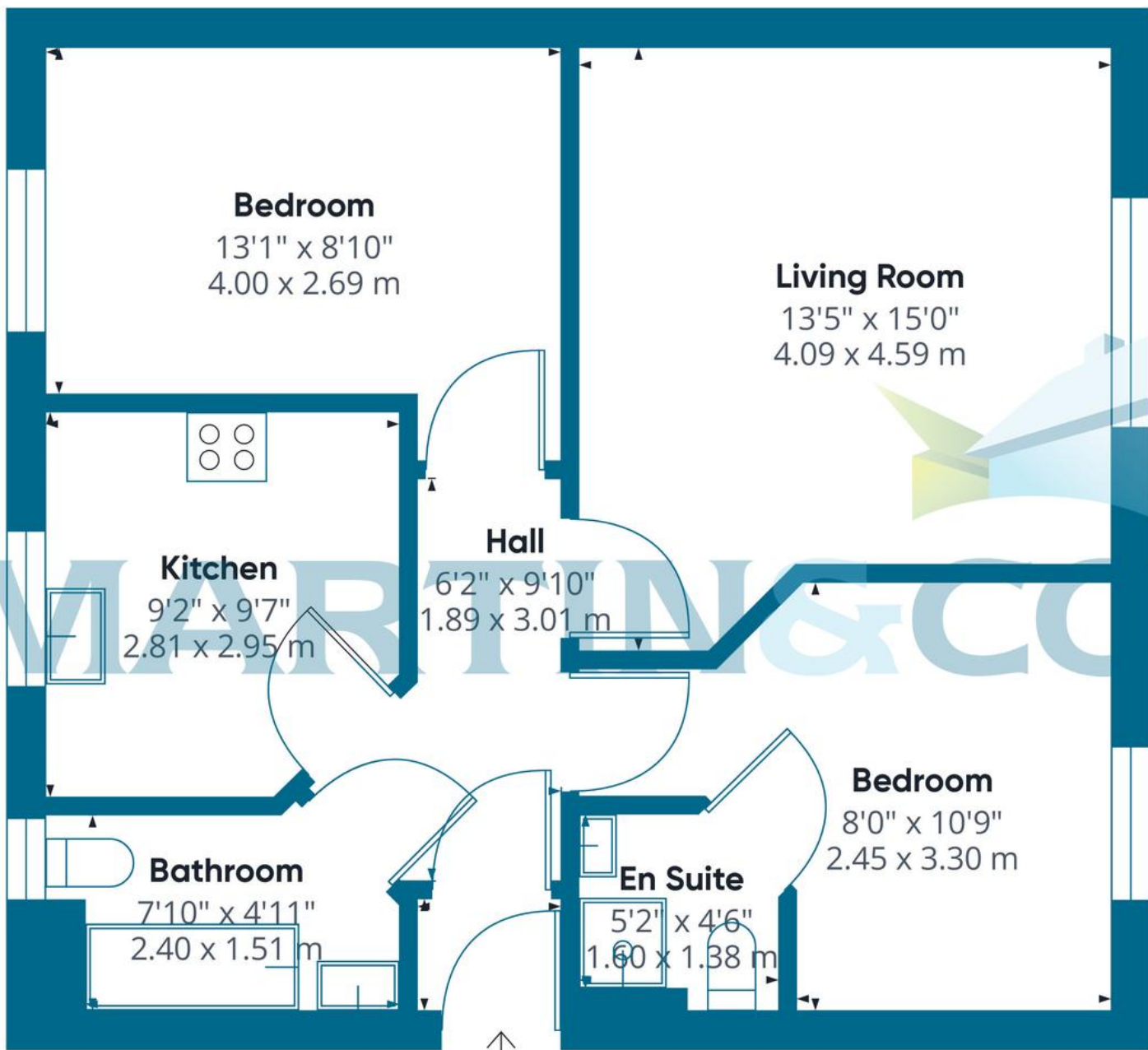
**BEDROOM TWO** 13' 1" x 8' 10" (3.99m x 2.69m) With UPVC double glazed window to the rear and radiator.

**BATHROOM** 7' 10" x 4' 11" (2.39m x 1.5m) With UPVC double glazed window to the rear, panelled bath, low level WC, wash hand basin, radiator, extractor fan and tiled walls and splash backs.

**TENURE** The property is leasehold with approximately 133 years remaining with an annual ground rent of £150.00. The service charge is approximately £1550 per annum, this information should be checked and verified by your legal representative.

Council tax band - C





**Approximate total area**

629.4 ft<sup>2</sup>

58.47 m<sup>2</sup>

**Martin & Co Leamington Spa** **01926 889 054**

38 Hamilton Terrace • Holly Walk • Leamington Spa • CV32 4LY  
<http://www.martinco.com>  
 T: 01926 889 054 • E: leamingtonspa@martinco.com



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

