

**FOR SALE**



## **Turberville Place, Warwick**

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

**£185,000**





- Two double bedrooms
- Ground floor apartment
- Spacious living dining room
- En-suite primary bedroom
- Gas central heating
- Ideal first time buy / investment
- Secure allocated parking
- No chain

A well presented, modern, bright and spacious ground floor apartment, perfectly situated for Warwick town centre and station being just a short walk away. Set back from the main road in this sought after development the property benefits from primary bedroom with en-suite, further double bedroom, spacious living dining room, kitchen, family bathroom and secure gated parking. The property has 130+ years remaining on the lease and would make an excellent investment or first purchase and is available with no chain.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 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** 4' 0" x 2' 9" (1.22m x 0.84m) Entering into the property through the front door into the vestibule, which can be used as a cloakroom, with wall mounted electric consumer unit and leading into the hallway.

**HALLWAY** 11' 9" x 3' 0" (3.58m x 0.91m) With doors leading to the bedrooms and bathroom, thermostat, telephone entry system and radiator.

**KITCHEN** 9' 4" x 9' 0" (2.84m x 2.74m) With a range of wall and base mounted units, with work surfaces over incorporating a stainless steel sink and drainer, integrated washer dryer, integrated fridge freezer, built in electric oven, four ring ceramic hob with extraction above, cupboard housing Ideal Mini central heating boiler, UPVC double glazed window to the rear and radiator.

**LIVING DINING ROOM** 14' 0" x 12' 4" (4.27m x 3.76m) Generous room with UPVC double glazed window to the front, TV and telephone point and radiator.



**PRIMARY BEDROOM** 11' 2" x 8' 0" (3.4m x 2.44m) With UPVC double glazed window to the front, radiator and door to en-suite.

**EN-SUITE** 5' 2" x 5' 0" (1.57m x 1.52m) With UPVC double glazed window to the rear, shower cubicle with mixer shower, low level WC, wash hand basin, radiator, extractor fan and tiling to the walls.

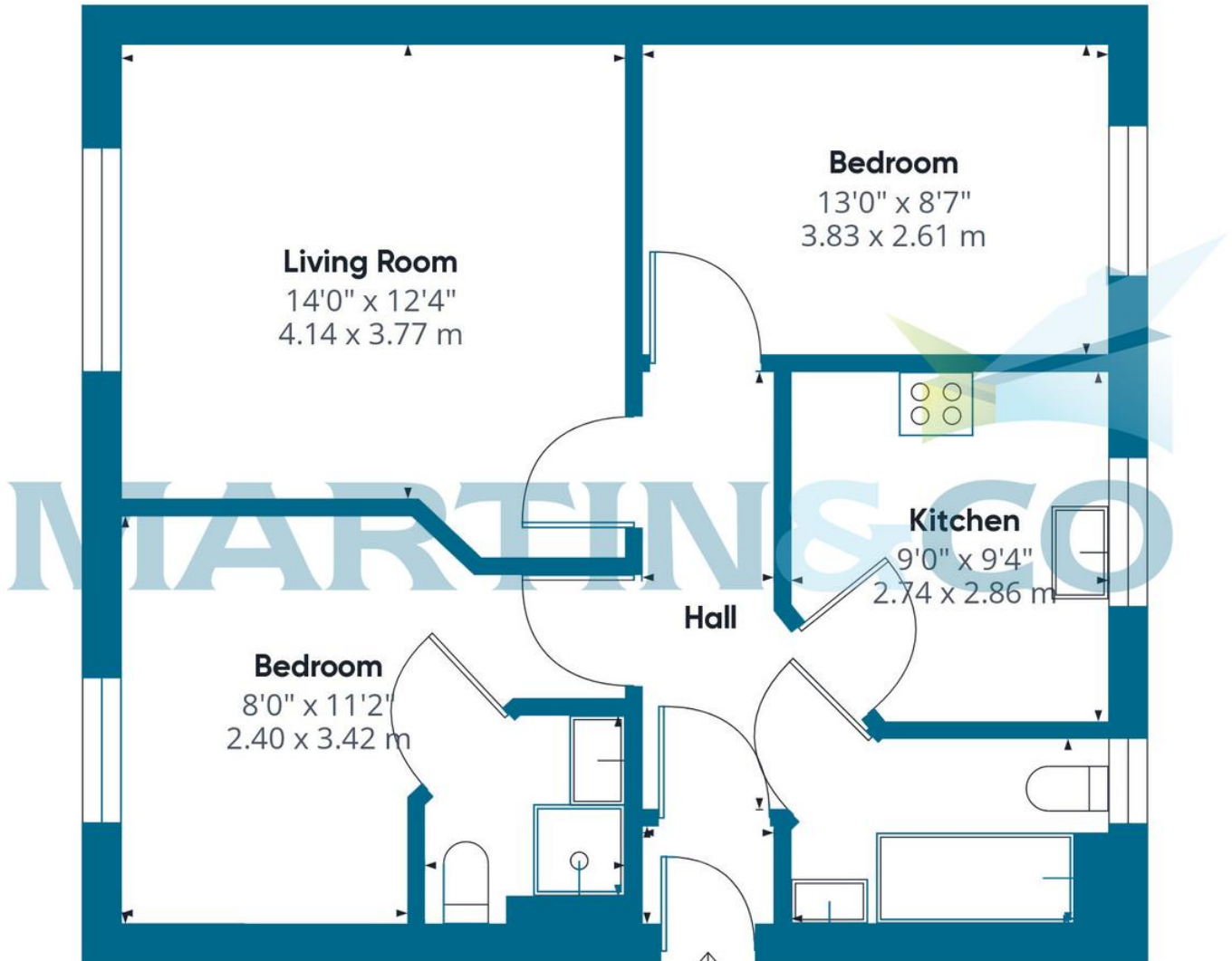
**BEDROOM TWO** 13' 0" x 8' 7" (3.96m x 2.62m) With UPVC double glazed window to the rear and radiator.

**BATHROOM** 8' 0" x 5' 3" (2.44m x 1.6m) With UPVC double glazed window to the rear, panelled bath with shower screen, wall mounted shower, low level WC, wash hand basin, radiator, extractor fan and tiling to the walls.

**TENURE** The property is leasehold with 150 year lease from 1st July 2005 with a ground rent of £101.03 every 6 months. The service charge is approximately £816.60 due every 6 months, this information should be checked and verified by your legal representative.

Council tax band - C





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**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, nor 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.