

**FOR SALE**



**Wharf Street, Warwick**

**2 Bedroom, 2 Bathroom, Apartment**

**£400,000**

**MARTIN&CO**



- Stunning duplex apartment
- Open plan kitchen living room
- Downstairs cloakroom utility
- Balcony
- Two double bedrooms
- Dressing room walk in wardrobe
- Allocated off road parking space

Discover modern luxury in this stunning two bedroom modern apartment finished to a very high standard. An inviting blend of stylish design and convenience, this property boasts two well-appointed bedrooms, both with en-suite and arranged over two expansive floors.

On the ground floor of the apartment, you'll find a well-equipped kitchen that seamlessly merges with a spacious living dining area which leads onto a charming balcony, an ideal spot for morning coffees and sunset views.

The first floor consists of two spacious bedrooms, each with ensuite shower rooms, with the primary bedroom including a walk-in wardrobe dressing area.

At the rear there is an allocated under building parking space and the property has a share of freehold and 990 year lease.

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





#### HALLWAY

8' 5" x 6' 2" (2.57m x 1.88m)

#### CLOAKROOM UTILITY

8' 1" x 3' 3" (2.46m x 0.99m)

#### LIVING ROOM

18' 8" x 17' 7" (5.69m x 5.36m)

#### KITCHEN

13' 0" x 6' 3" (3.96m x 1.91m)

#### BALCONY

9' 5" x 6' 6" (2.87m x 1.98m)

#### LANDING

9' 6" x 3' 10" (2.9m x 1.17m)

#### BEDROOM

17' 7" x 8' 7" (5.36m x 2.62m)

#### WALK IN WARDROBE

10' 11" x 5' 7" (3.33m x 1.7m)



#### ENSUITE

6' 3" x 5' 9" (1.91m x 1.75m)

#### BEDROOM

11' 10" x 8' 6" (3.61m x 2.59m)

#### ENSUITE

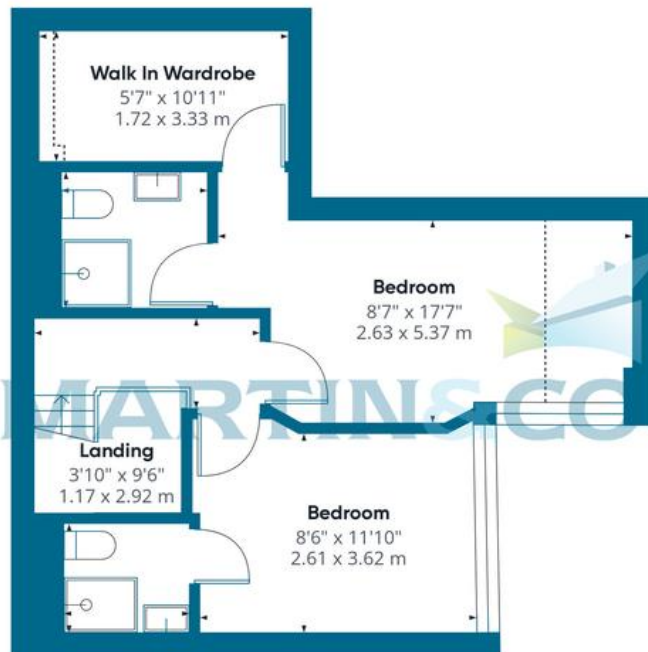
5' 5" x 4' 9" (1.65m x 1.45m)

#### ALLOCATED PARKING

#### TENURE

The property is being sold with a share of the Freehold with approximately 990 years remaining on the lease, with no ground rent and the current service charge is approximately £2124.00 per annum, this information should be checked and verified by your legal representative.





**Approximate total area**

850.12 ft<sup>2</sup>

78.98 m<sup>2</sup>

**Balconies and terraces**

60.49 ft<sup>2</sup>

5.62 m<sup>2</sup>

## Martin & Co Leamington Spa 01926 889 054

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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 form 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.