





A modern, stylishly presented two double bedroomed and two bathroomed converted apartment, situated in this convenient town centre location, with allocated off-road parking space.

#### Briefly Comprising;

Communal entrance hallway and stairs to first floor landing, private entrance hallway with cloaks cupboard, open plan living/dining/kitchen with integrated appliances. Master double bedroom with fitted wardrobes and en-suite shower room, further double bedroom with fitted wardrobes, white modern bathroom. Double glazing. Gas radiator heating. Allocated parking space. NO CHAIN.

#### Mitaka House

Is conveniently sited just North East of the town centre on Morton Street, within easy reach of the Parade and all local shopping facilities, restaurants and coffee shops. It forms part of a smart development of similar apartments. This particular flat benefits from having two broadly similar sized bedrooms, with an en-suite to the

master, and a stylish open plan modern fitted kitchen/living/dining room.

#### The Property

Is approached via a communal entrance door located under the archway to the side of the building, which leads up to the communal entrance first floor landing, personal door to the apartment gives access to...

#### Private Entrance Hallway

With wood panelled doors to all accommodation, wood look flooring, entry phone point, downlighter points to ceiling, door to useful cloaks cupboard.

#### Living/Dining/Kitchen

17'5" x 15'4" (5.31m x 4.67m)

Being open plan and yet forming distinctive areas.

#### Kitchen Area

Fitted with a range of neutral toned wall and base units with solid

working surface and upstands over. Underslung one and a half bowl Franke sink unit with mixer tap, inset four point Siemens electric hob with filter hood over, Siemens oven and microwave over, concealed Zanussi fridge freezer, concealed Zanussi dishwasher, concealed washer/dryer, cupboard housing Worcester combination boiler, downlighter points to ceiling, matching breakfast bar denoting the kitchen from the living/dining spaces.

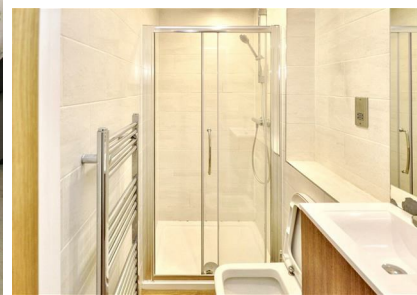
#### Living/Dining Area

With double glazed timber framed sash windows to rear elevation, downlighter points to ceiling, radiator, continuation of wood look flooring.

#### Bedroom One with En-Suite

11'2" inc fitted w'robes x 8'9" exp to 13'1" into d'way (3.40m inc fitted w'robes x 2.67m exp to 3.99m into d'way)

With timber framed double glazed sash window to front elevation, downlighter points to ceiling, radiator, opaque glazed double doors to built-in wardrobe with hanging and shelving.



#### En-Suite Shower Room

Fitted with a low level WC, wash hand basin set into vanity storage with mono-mixer, double shower cubicle with wall mounted shower and control, full splashback tiling, continuation of wood look flooring, chrome radiator towel rail, downlighter points to ceiling, extractor.

#### Bedroom Two

10'10" max x 11'4" inc fitted w'robes (3.30m max x 3.45m inc fitted w'robes)

With timber framed double glazed window to front elevation, opaque sliding glazed doors to built-in wardrobes with hanging rail and shelf.

#### Bathroom

Fitted with a white suite to comprise; double ended bath with mixer tap with shower attachment, low level WC with concealed cistern, wash hand basin set into vanity drawer with mono-mixer, full splashback tiling, downlighter points to ceiling, extractor, chrome radiator towel rail, continuation of wood look flooring.

#### Outside

The archway to the side of the property gives access to the rear car park. We are informed there is an allocated parking space numbered 12.

#### Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

#### Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure - Leasehold

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 125 year lease (01/01/2016), with 115 years remaining, being with a share of the freehold, service charge is £902 per annum and ground rent is £0. Please verify this information with your legal advisers. Further details upon request.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

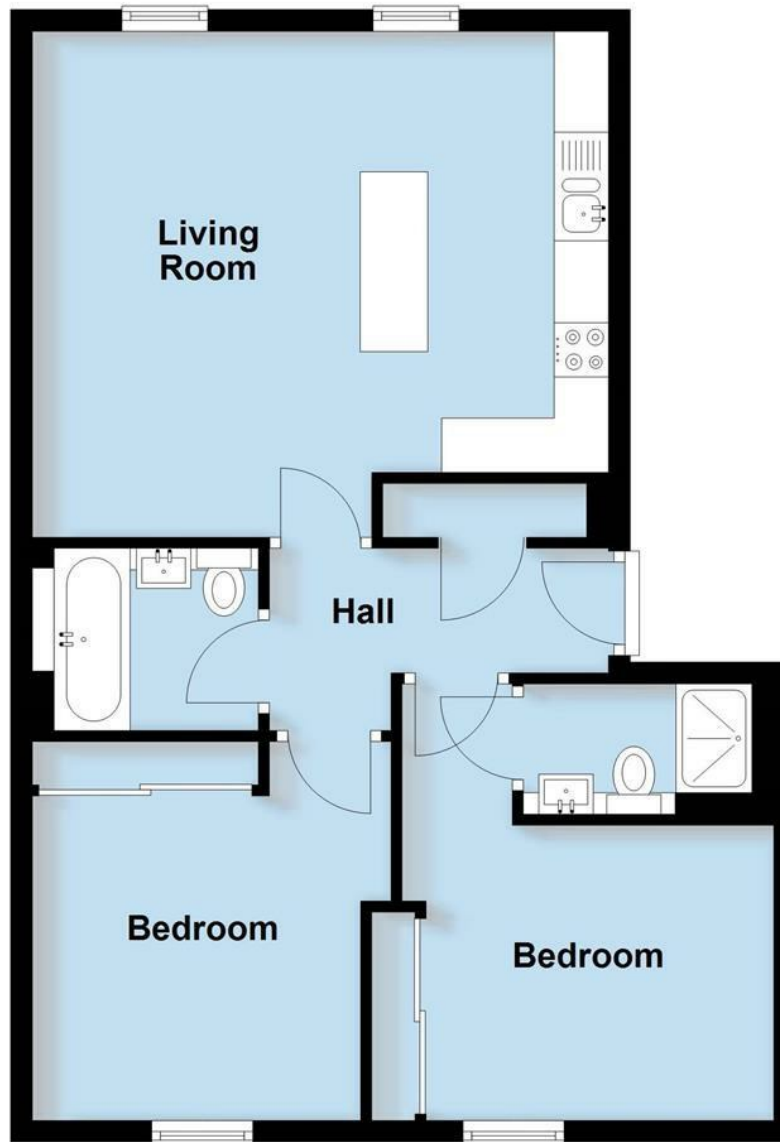
Council Tax Band B.

#### Location

CV32 5TP

## First Floor

Approx. 59.3 sq. metres (638.0 sq. feet)



Total area: approx. 59.3 sq. metres (638.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL