

Peter Clarke



Flat 3, Warwick House Warwick Road, Wellesbourne, Warwick, CV35 9ND

- NO CHAIN
- Central Village Location
- Spacious Living - Dining Room
- Kitchen
- Two Bedrooms
- Modernisation Required
- Car Parking Space
- Garage
- Suitable For A First Time Buyer
- Great Lock Up And Leave



£120,000

#### ACCOMMODATION

Accessed via an external staircase. Door opens into a spacious hallway with window. Access to an airing cupboard housing water tank and access to another useful storage cupboard. Access to loft hatch which is boarded with power and light. Door leading through to L 'shaped' living-dining room with three windows to front and side aspect. Wall mounted radiators. The kitchen is fitted with a range of wall and base units with worktop over. Inset stainless steel sink and drainer with window overlooking side aspect. Fridge freezer and space for washing machine. Integrated Neff oven and induction hob. Wall mounted radiator. Along the hallway into bedroom one with dual aspect windows and wall mounted radiators. Bedroom two has a window to the side aspect and wall mounted radiator. The bathroom is fitted with a bath with mixer taps and shower fitted above. Low level wc and wash hand basin with vanity unit. Shaver point. Wall mounted radiator and obscure window.

#### OUTSIDE

The apartment benefits from one car parking space and a garage which has an electric up and over door.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold with 55 years remaining, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**CHARGES:** We have been advised there is an annual ground rent of £50.

**AGENTS NOTES:** The apartment is for residency occupancy only and cannot be rented out.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** 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 same whether mentioned herein or not.

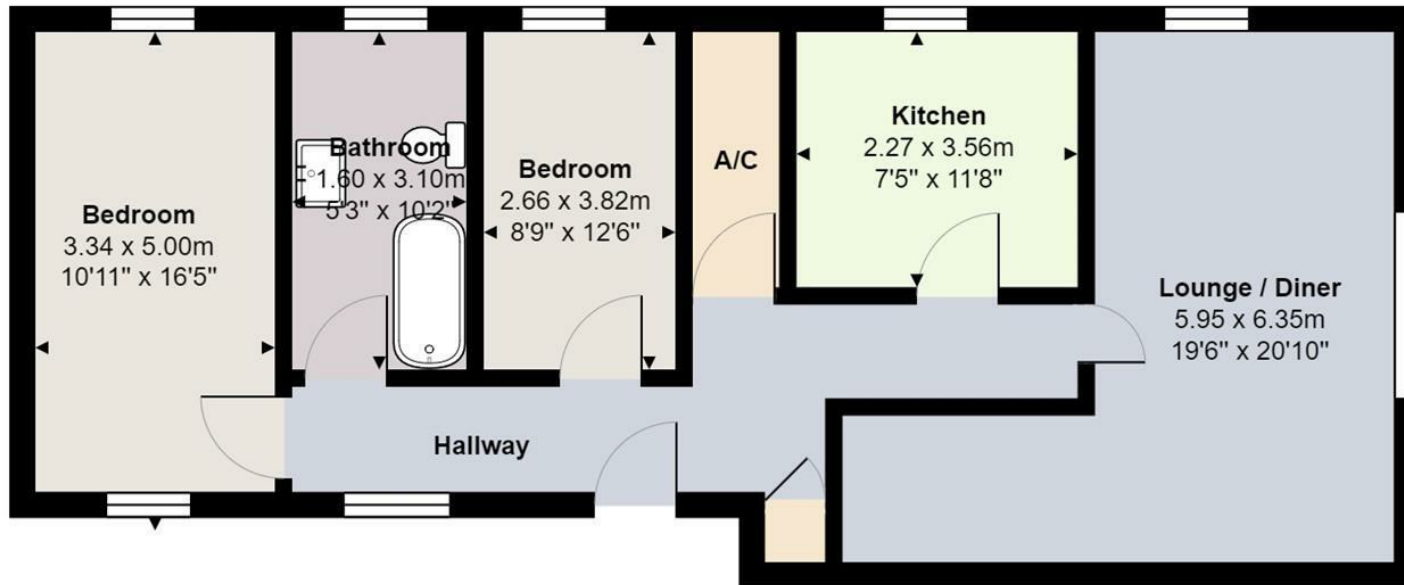
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band B.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING E.** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



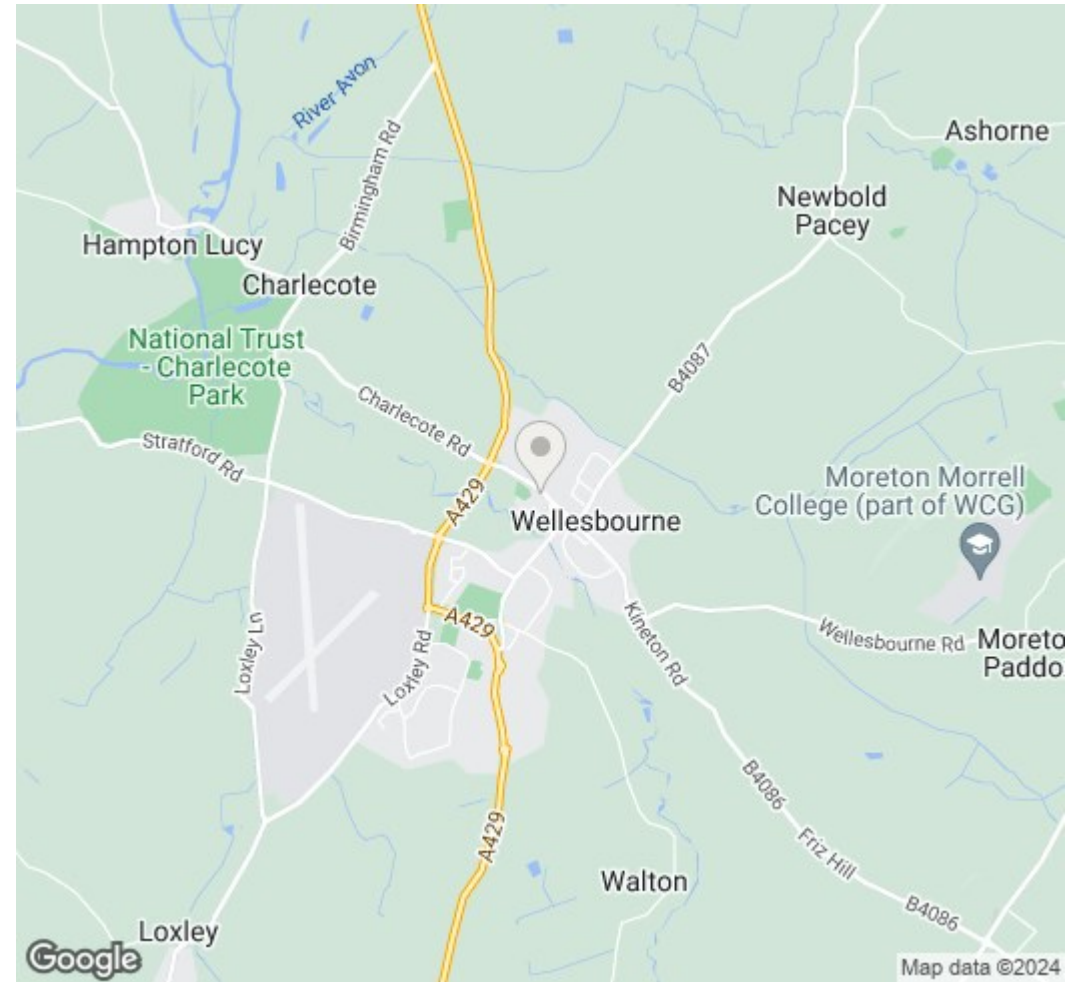
Flat 3 Warwick House



Total Area: 56.5 m<sup>2</sup> ... 608 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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