

Peter Clarke



6 Orchard Court, Ettington Road, Wellesbourne, Warwick, CV35 9TX

- Secure Gated Development
- Ground Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Open Plan Living - Kitchen
- Walkable to Village Centre
- Allocated Car Parking Space
- Gated Communal Gardens



Offers Over £180,000

#### ACCOMMODATION

Located in a gated development, front door leads into spacious communal entrance hall which allows access to the apartment front door. The apartment entrance hall with door into storage cupboard. Leading into the spacious living-kitchen-diner having four windows to rear and side. The kitchen area is fitted with a range of wall and base units with worktop over. Offering integrated appliances to include fridge-freezer, oven with extractor over, dishwasher and washing machine. With the remainder of the reception space having plenty of space for living and dining furniture. Electric fireplace and television point.

Bedroom one offers window to front aspect, radiator and wardrobes. Door into ensuite shower room with shower enclosure, low level wc and wall mounted basin. Extractor fan, spotlights and heated towel rail. Bedroom two also offers fitted wardrobes, radiator and window to rear. The main bathroom is fitted with a white suite comprising of bath with shower above, wc and wash hand basin. Heated towel rail, spotlights and extractor fan.

#### PARKING

The apartment benefits from one allocated car parking space. There are visitors space within the parking courtyard.

#### COMMUNAL GARDENS

All residents have access to a large communal garden. There is also a communal outbuilding for bikes.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold with 119 years remaining on the lease although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**CHARGES:** We have been advised that there is an annual service charge of £2000. Which is payable every six months and an annual ground rent of £250.

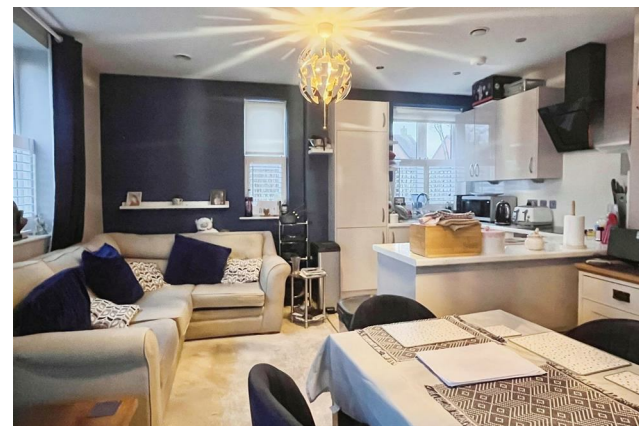
**SERVICES:** We have been advised by the vendor that electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

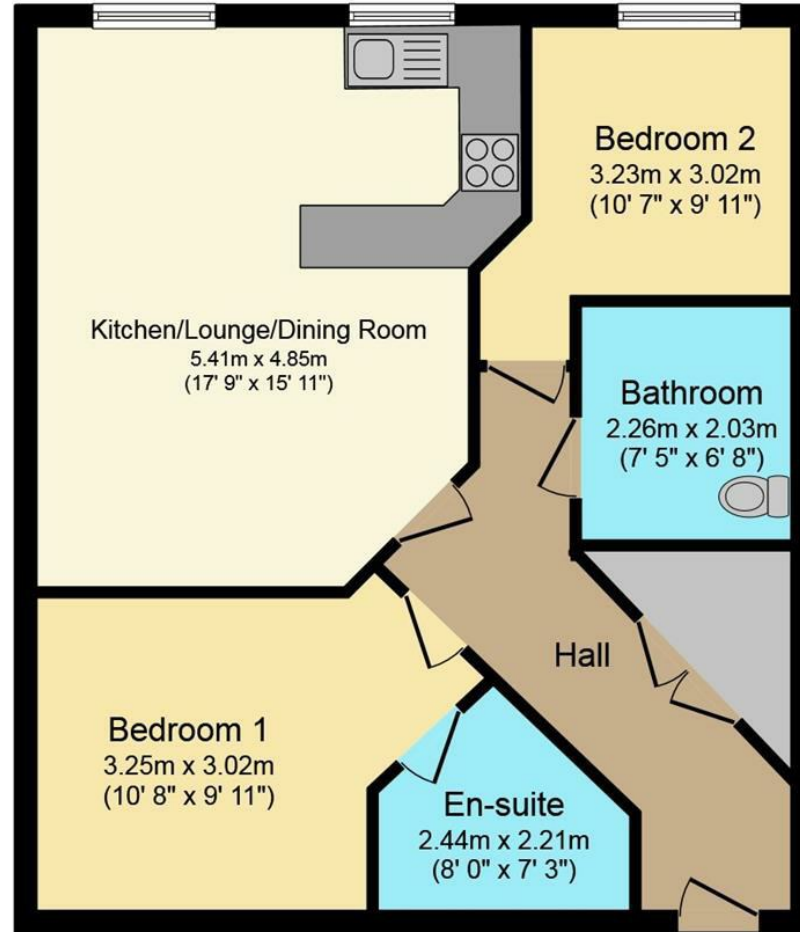
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

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



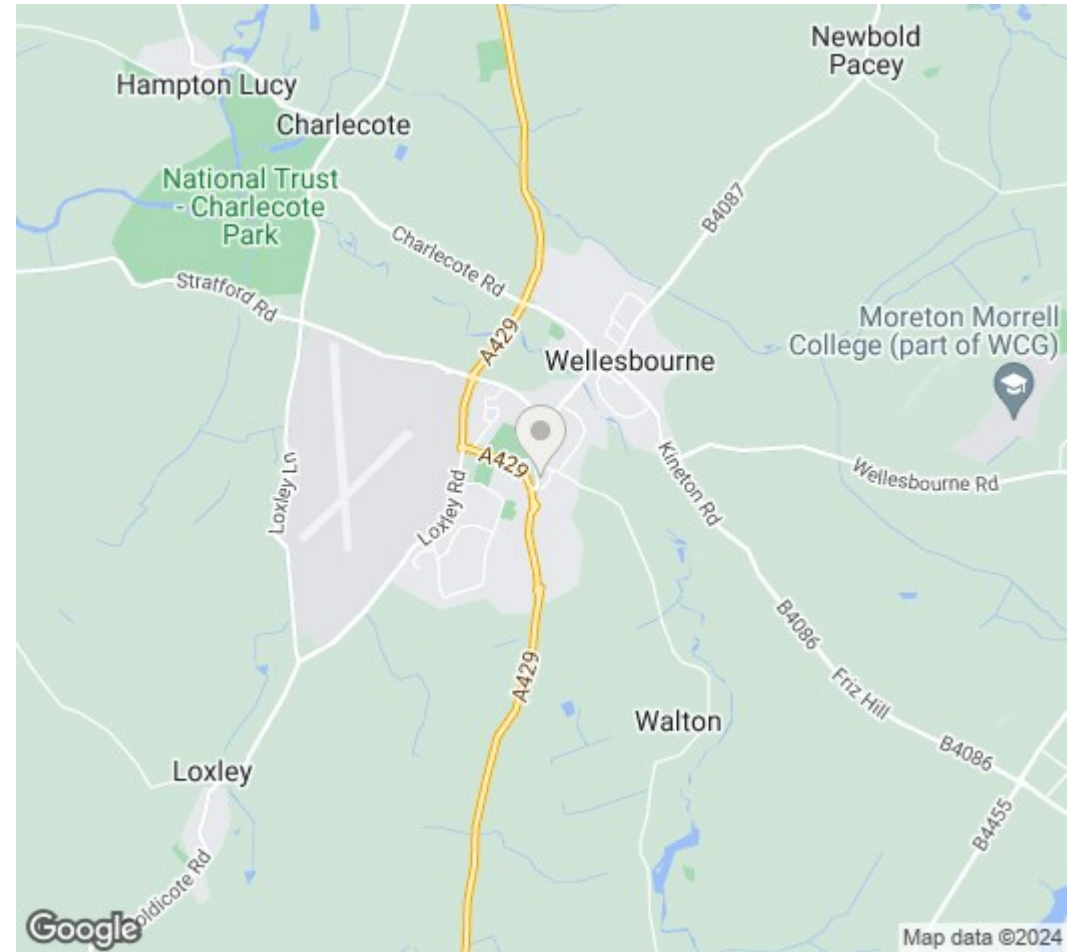
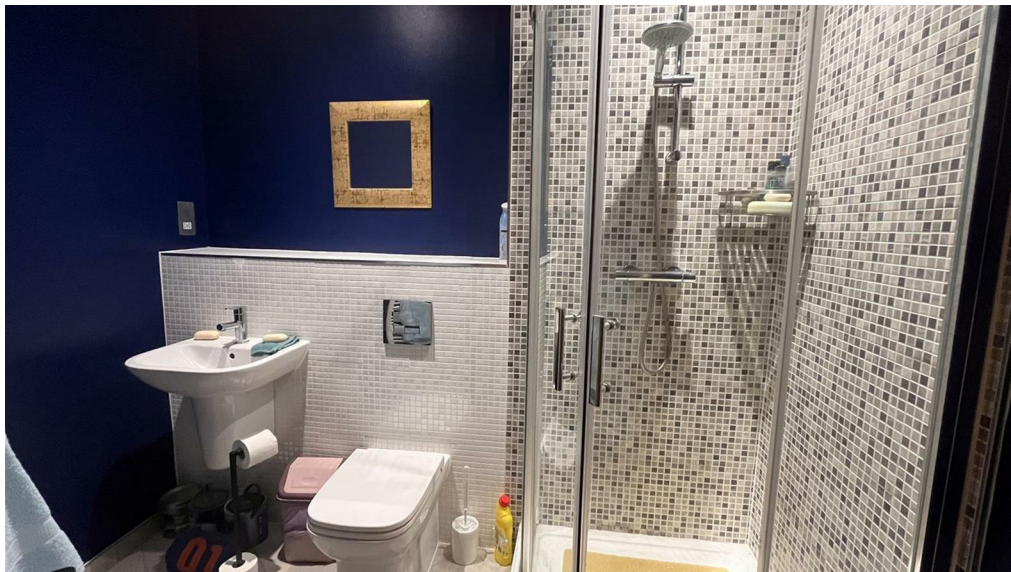


## Floor Plan

Total floor area 62.2 sq.m. (669 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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