

Peter Clarke



11 Wellesbourne House, Walton Road, Wellesbourne, Warwick, CV35 9JB

- Gated Development
- First Floor Apartment
- Open Plan Living-Kitchen-Diner
- Modern Bathroom
- One Double Bedroom
- Allocated Car Parking Space
- Communal Gardens
- EPC Rating C



£180,000

A well presented first floor apartment situated in a gated development. Centrally located to the village amenities, the apartment offers entrance hall, open plan living-kitchen-diner, generous double bedroom and bathroom. The building which is part of the original Wellesbourne House offers a grand entrance lobby and wealth of character. Outside there is a communal garden and the apartment offers an allocated car parking space.

ACCOMMODATION

Accessed through the main entrance to the building and through to the grand communal hall with sitting area. Leading up the communal stairs to the first floor landing of the building. Front door into entrance hall with spacious storage cupboard and wall mounted radiator. Opening into the open plan living-kitchen-diner with large window to the front aspect. The kitchen area is fitted with a range of wall and base units with worktops over, inset sink and drainer, oven with four burner gas hob and extractor above. Integrated fridge-freezer, washing machine and dishwasher. Cupboard housing boiler. Space for breakfast table. Spotlights throughout. A grand master bedroom boasting high ceilings, spotlights, window to front aspect and wall mounted radiator. A modern bathroom fitted with a suite comprising of wc, wash hand basin and bath with rainfall shower. Spotlights, extractor fans and shaver point.

OUTSIDE

The apartment has access to a communal garden to the front of the building. It also benefits from an allocated car parking space with visitor spaces on site. The building is situated in a gated development accesses via electric gates with video telephone entry system.

GENERAL INFORMATION

TENURE: The property is understood to be Leasehold with 119 years remaining. This should be checked by your solicitor before exchange of contracts.

CHARGES: We have been advised that there is a current annual ground rent charge of £157 with an annual service charge of £1500. This should be checked by your solicitor before exchange of contracts.

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. Gas central heating to radiators.

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.

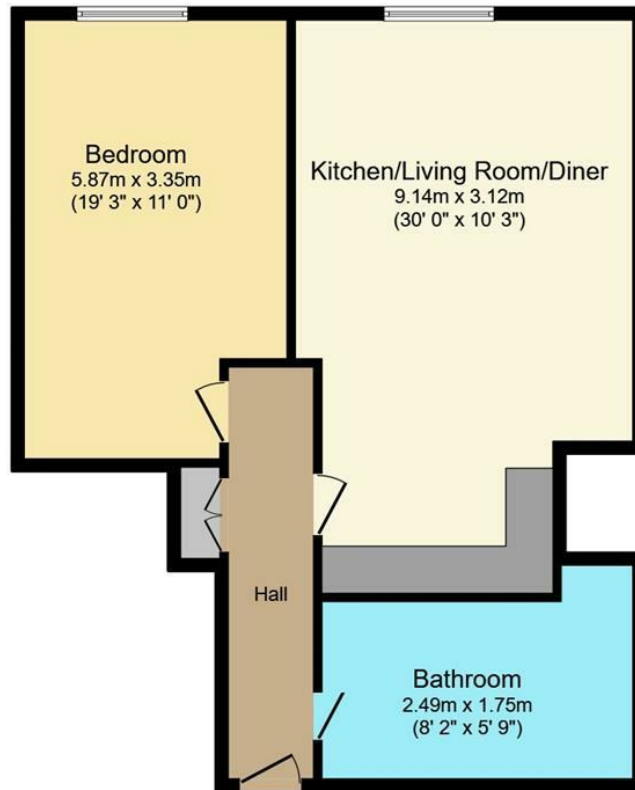
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band A.

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.



11 Wellesbourne House, Walton Road, CV35 9JB



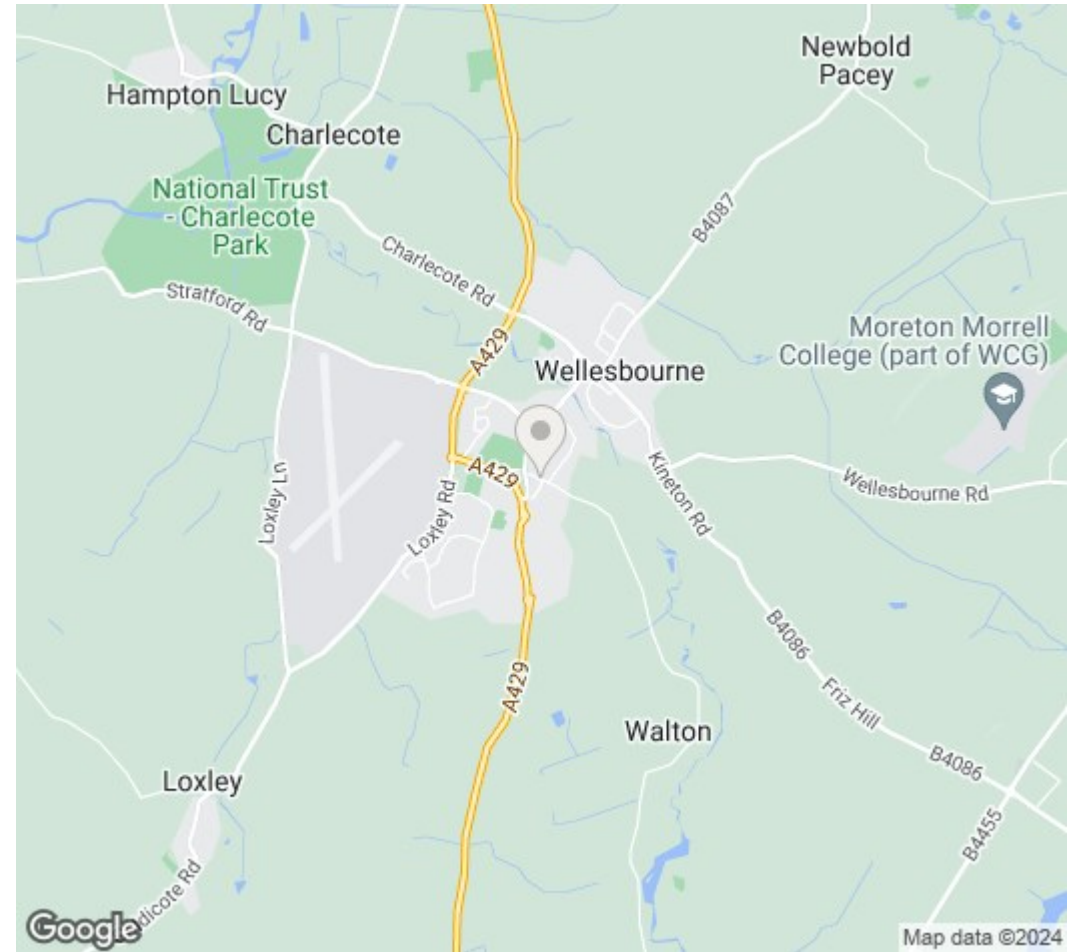
Floor Plan

Floor area 52.6 m² (567 sq.ft.)

TOTAL: 52.6 m² (567 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk

