

Peter Clarke



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

- No Chain
- Beautifully Presented
- Open Plan Living - Dining - Kitchen
- Kitchen Fitted With Integrated Appliances
- Two Double Bedrooms
- Bathroom & Ensuite
- Allocated Car Parking Space
- Communal Garden
- Gated Development
- EPC Rating C



£260,000

#### ACCOMMODATION

Spacious entrance hall with entrycom system. Door into open plan living-kitchen-diner with large bay windows. The kitchen area is fitted with a range of wall and base units with worktop over, inset sink and drainer. Integrated cooker with extractor above, Integrated dishwasher and washing machine. Along the hallway is bedroom one with two windows to rear aspect and wall mounted radiator. Door to ensuite with shower enclosure, wc and vanity basin. Heated towel rail, extractor fan and spotlights. Bedroom two is a further double bedroom with wall mounted radiator and windows to rear. The bathroom is fitted with a white suite comprising of bath with shower above, wc and vanity basin. Heated towel rail, extractor fan and spotlights.

#### 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 118 years remaining. This should be checked by your solicitor before exchange of contracts.

**CHARGES:** There is an annual service charge of £2336 and annual ground rent of £200 which is towards the upkeep of the communal grounds.

**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 B.

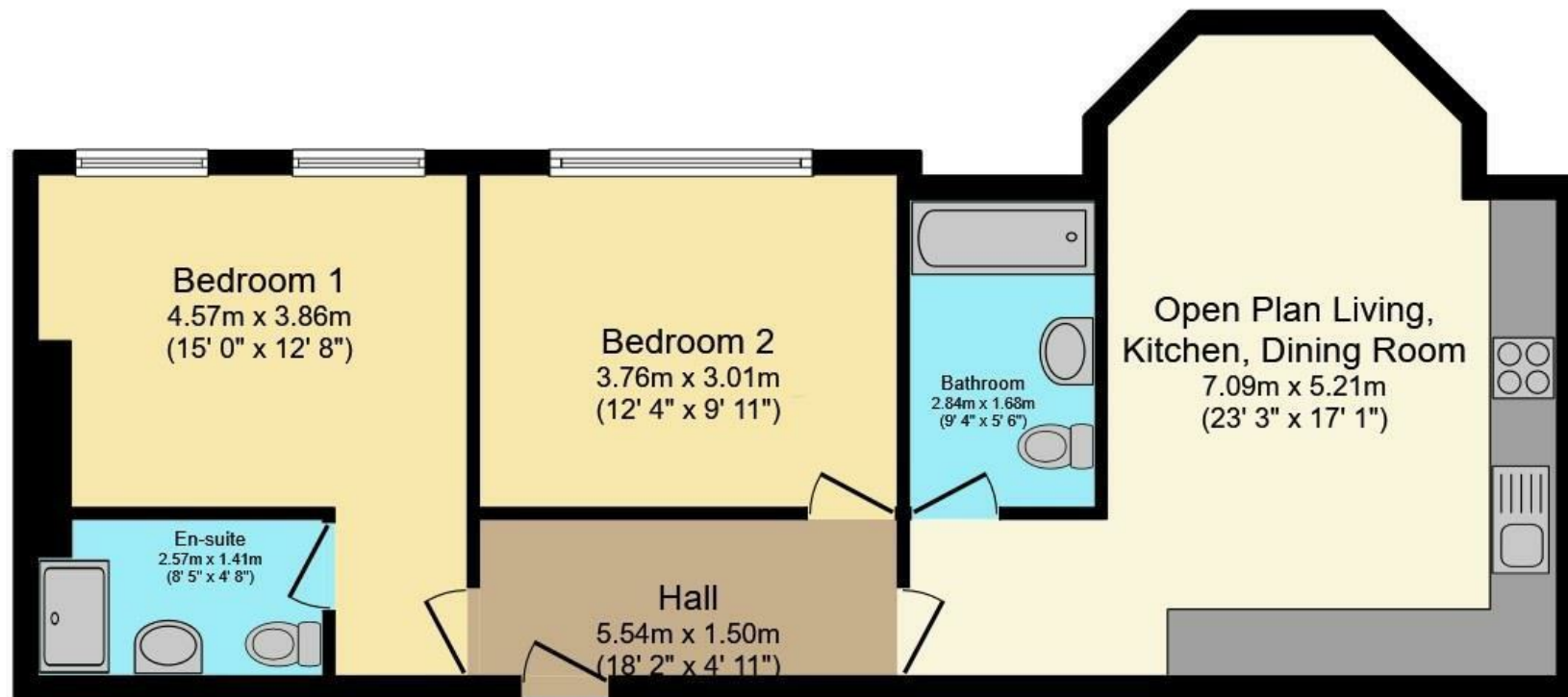
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

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





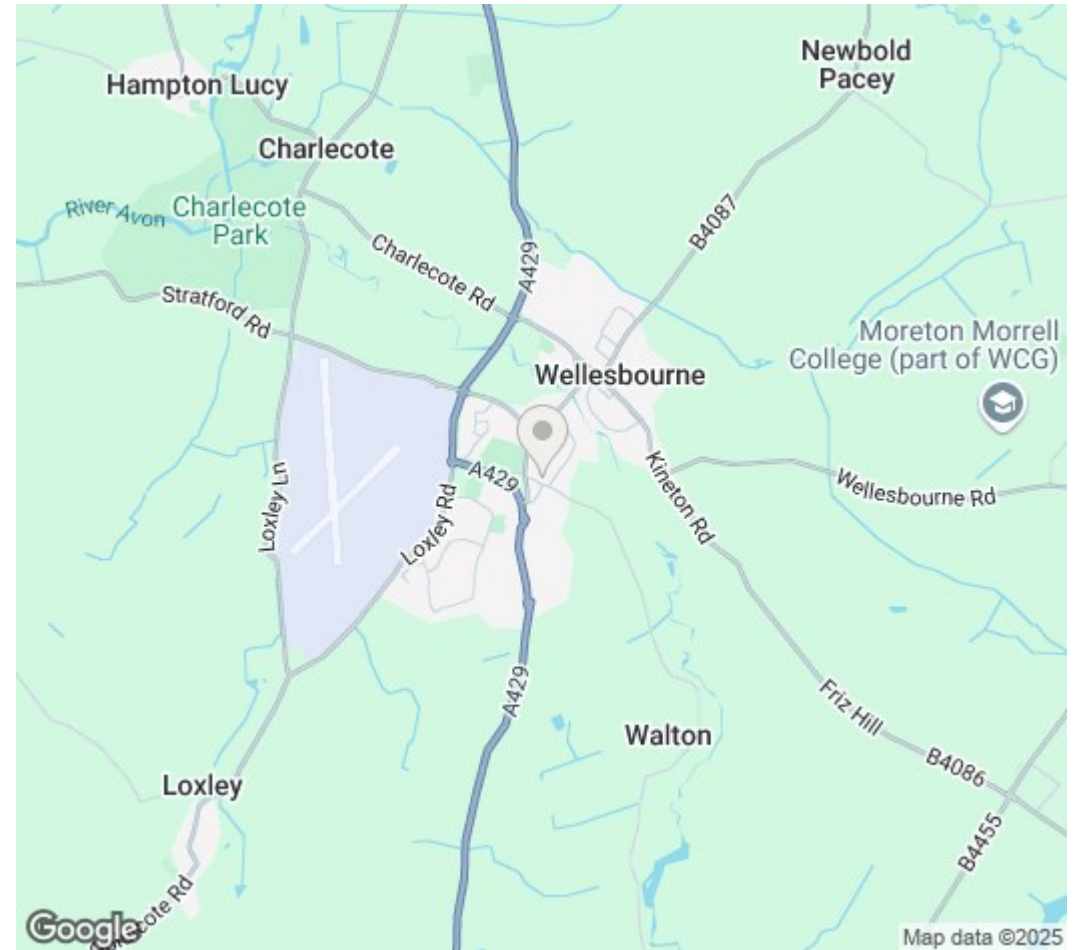
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Total floor area: 81 sq.m. ( 871 sq.ft.)

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](http://www.Propertybox.io)





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