



HARMAR CLOSE, WOODLOES

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SALES & LETTINGS





Bringing to market a good sized, recently renovated ground floor apartment within Woodloes, in Warwick. This stylish apartment offers; a secure intercom entrance, a hallway, a large storage room, an open plan living/dining room, separate kitchen, two double bedrooms, a shower room and a separate WC. Offered to market with no chain this property is the perfect purchase for first time buyers or investors. Situated close to an abundance of local shops and amenities and in walking distance of Warwick Hospital.



Secure Intercom Communal Entrance

Secure intercom entrance into communal hallway with stairs rising to first floor and doors leading to the ground floor apartments.

Apartment Entrance & Hallway

A spacious entrance hallway with herringbone wood effect vinyl flooring, wall mounted radiator, pendant light and large storage room off. Further doors flowing off into;

Living/Dining Room

A spacious reception room with UPVC double glazed window to the front elevation, a continuation of luxury vinyl herringbone flooring, pendant light point and wall mounted radiator.

Kitchen

Fully renovated the contemporary kitchen now offers striking black high and low level units with solid oak worktops, herringbone wood effect flooring, dual window aspect and central light point. Appliances included; fridge/freezer, electric oven, cooker hood, electric hob and dishwasher. There is then further space and plumbing for washing machine and wine fridge. Corner cupboard houses the recently fitted combination boiler.



Bedroom One

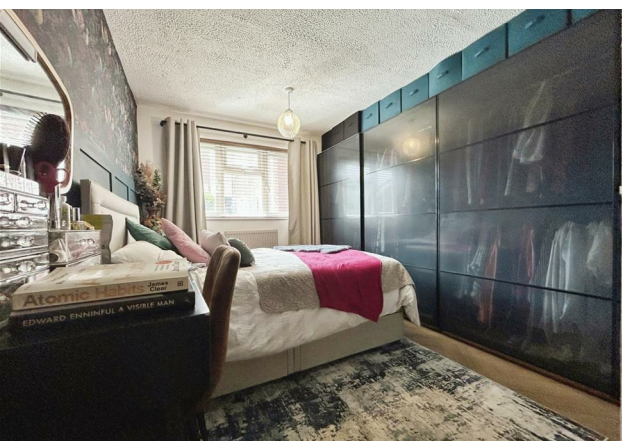
A well sized double bedroom with UPVC double glazed window to the rear elevation, wall mounted radiator and pendant light.

Bedroom Two

Further double bedroom with herringbone flooring, pendant light and UPVC double glazed window.

Bathroom

The refitted bathroom offers grey tiling to water sensitive areas, herringbone flooring, freestanding roll top bath with matt black floor-standing tap, corner shower cubicle with matt black rainfall shower and hand held attachment and vanity unit with circle counter top basin and matt black mixer tap. Also benefitting from extractor, UPVC double glazed window, ceiling light and wall mounted towel radiator.



Separate WC

Part tiled with toilet and floating vanity unit with wash basin and matt black mixer tap. Complete with luxury vinyl flooring and obscure double glazed UPVC window.

Leasehold

We have been informed by the current vendor that there are 91 years remaining on the lease.

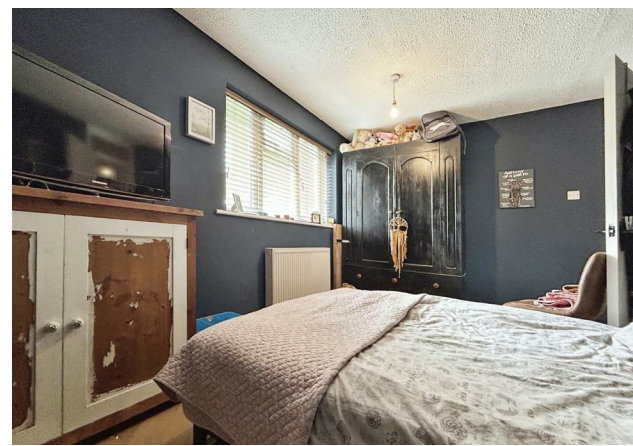
Location

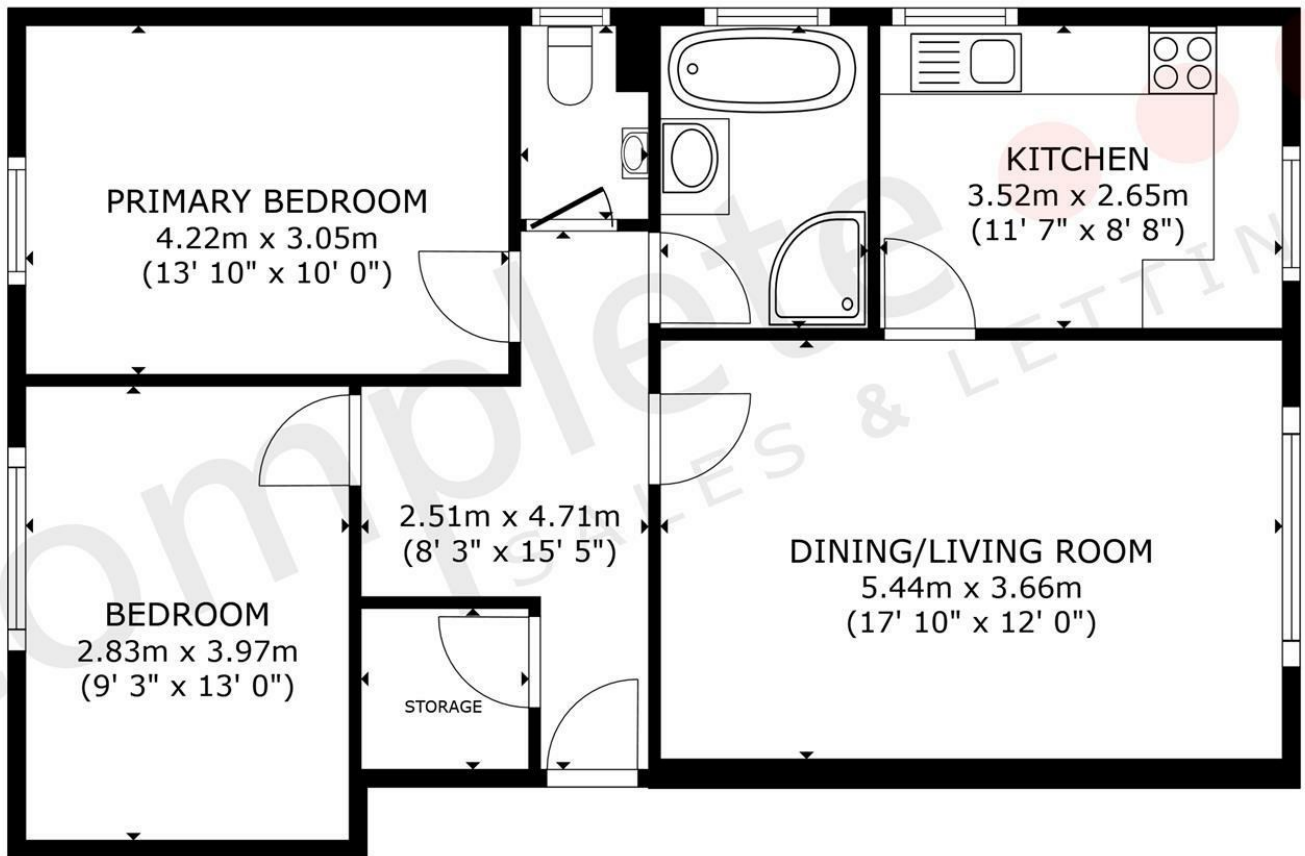
Set in The Woodloes Park next to the Grand Union Canal and beautiful





green walks, this ground floor apartment is just minutes from Leamington and Warwick - both towns are renowned for architecture, schooling, shopping and a large selection of dining for all tastes and good access to Warwick Parkway train station and major road links such as the M40 and A46. There are nice country walks and residents often walk down to the Saxon Mill- a public house and renowned restaurant. Woodloes Park has an array of local amenities including GP surgery, a pub and shops. There is a bus stop located close by on Primrose Hill. Warwick Hospital is 0.6 miles away and Warwick Train Station is 0.8 miles away offering direct routes to Birmingham and London.



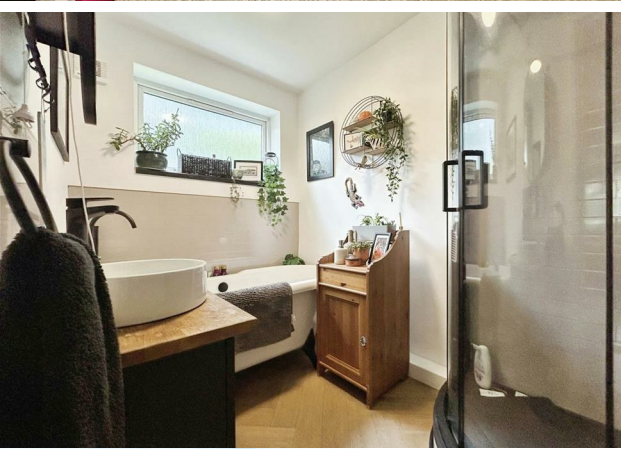


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 72.7 m² (782 sq.ft.)
TOTAL : 72.7 m² (782 sq.ft.)

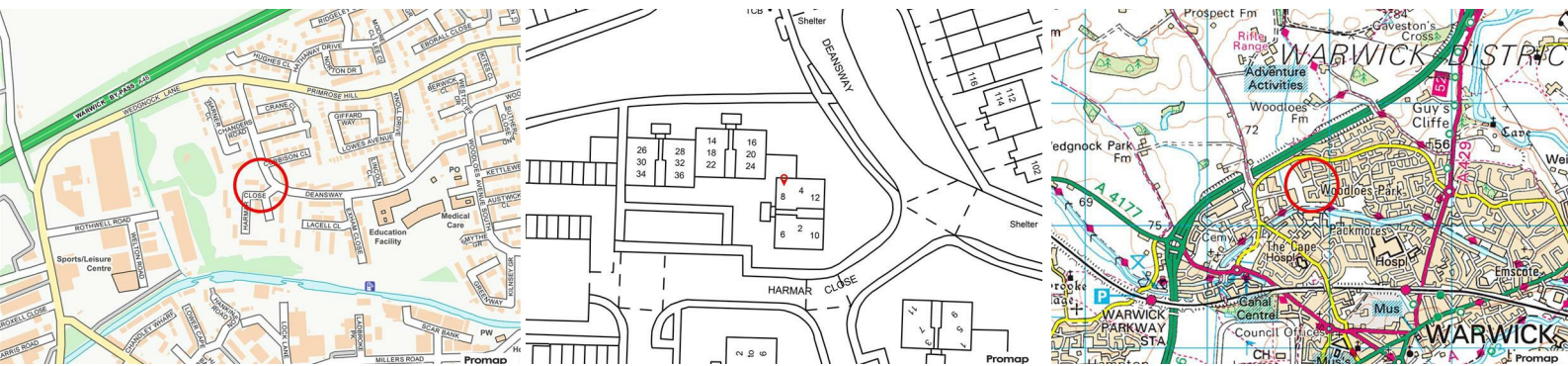
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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- Ground Floor Apartment
- Entrance Hall With Large Store Room
- Refitted Kitchen
- Separate WC
- No Chain
- Secure Intercom Entrance
- Separate Living/Dining Room
- Renovated Bathroom
- Gas Central Heating
- Woodloes



HARMAR CLOSE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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