





Situated in a highly convenient location close to Warwick town centre, this well-appointed, two-bedroom ground floor apartment is arranged as follows: Secure communal entrance, private entrance hallway, spacious lounge/dining room, modern fitted kitchen, en-suite, bathroom, gas heating, double glazing and secure allocated parking. Energy rating C.

Location

Turberville Place forms part of a popular gated development of apartments occupying a superb location conveniently placed within a few minutes walk of the historic town centre and other excellent amenities. Easy access is offered to the A46 Warwick

by-pass, Junction 15 of the M40, Warwick town rail station, and Parkway rail station all providing excellent commuter links.

Approach

A communal entrance door with an intercom security system leads to the ground floor communal hall with a solid entrance door to with spyhole leading into the:

Entrance Hall

Wall-mounted entryphone system, wall-mounted thermostat control panel. Doors to:

Living Room

17'4" x 10'2" (5.29m x 3.11m)

Two radiators, double-glazed window. Opening to:

Modern Kitchen

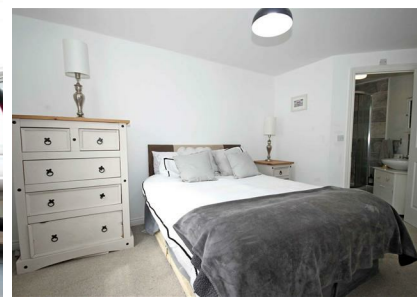
9'0" x 6'5" (2.75m x 1.96m)

Range of white gloss fronted base and eye level units, complementary worktops, tiled splashbacks and single drainer sink unit with mixer tap. Built-in electric oven and ceramic hob with extractor unit over, space for upright fridge/freezer, space and plumbing for washing machine. Concealed gas-fired boiler and a double-glazed window.

Bedroom One

12'4" x 10'8" (3.76m x 3.27m)

Radiator, double-glazed window to front aspect. Door to:



En-Suite Shower

White suite comprising WC, wash hand basin, tiled shower enclosure with shower system and curved glazed double opening shower doors, extractor fan and radiator.

Bedroom Two

13'0" x 5'11" (3.98m x 1.81m)
Radiator and a double-glazed window.

Bathroom

Modern white suite comprising bath, mixer tap and shower attachment, pedestal wash hand basin, WC, tiled splashbacks, shaver point, radiator, and extractor fan.

Outside

Secure allocated parking space, communal grounds, bin, and recycling area.

Tenure

The property is understood to be Leasehold of 150 years from 2006, although we have not inspected the relevant documentation to confirm this. We also understand the current service charge to be approximately £1,411.80 PA and the Ground rent of £202.00 PA. This is for information purposes only and must be verified by a Solicitor. WDC Council Tax Band C

Services

All mains services are understood to be connected. NB

We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

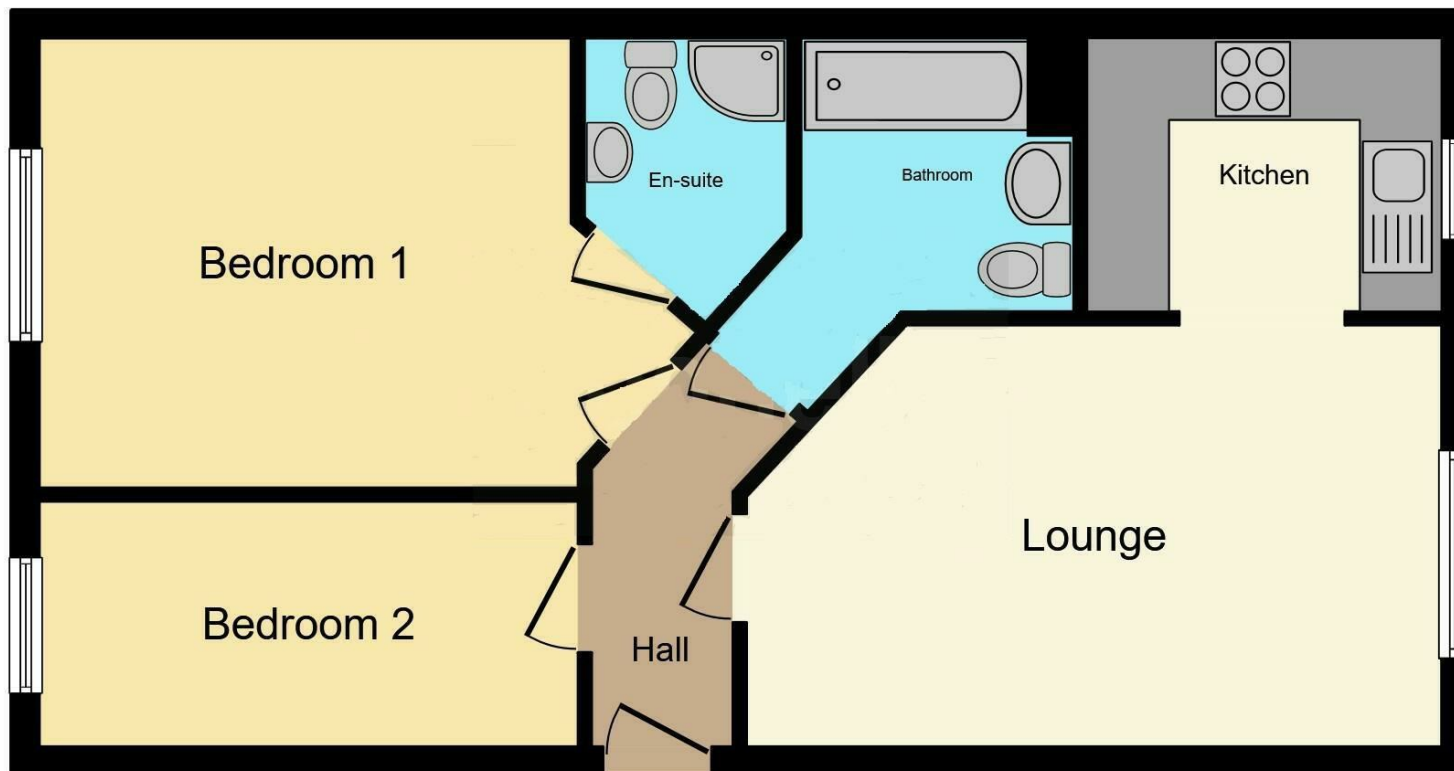
The property is in Council Tax Band "C"

Postcode

CV34 4JZ

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Warwick Office
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Warwick
CV34 4EL

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(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	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN