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Flat 5, Mitchell House, The Butts, Warwick

Price Guide
£175,000



SUPERB FIRST-FLOOR TOWN CENTRE APARTMENT WITH SOUTH WEST FACING BALCONY PROVIDING SPLENDID VIEWS TOWARDS ST MARY'S CHURCH. The accommodation affords: Secure communal entrance leading to the flight of stairs to the flat. Greeted with private entrance hall with access to the bathroom, bedroom, lounge and separate kitchen. Private parking located at the rear of the property.

The Butts are located right in the centre of the historic town offering views of St Mary's Church and a short walk to the town square, Warwick Castle and St Nicholas Park.

Location

Being situated in the centre of the County town of Warwick, Mitchell House is in an excellent location for the many restaurants and coffee houses, together with the medieval Castle and Castle

grounds. Warwick itself is ideally situated with train links to Birmingham and London and also easy access to the A46, M40, M42 and M6 motorways. Birmingham airport is around 25 minutes drive away.

Communal Entrance Hall

Staircase leading to the first floor.

Entrance Hall

Front door with spy hole, telephone security entry system, radiator, heating thermostat, telephone point. BT Open Reach connection.

Sitting/Dining Room

16'4" x 10'11" (5.00m x 3.35m)

TV aerial point, radiator with fretwork cover, replacement double glazed window to side aspect and double glazed window and door giving access to the balcony providing splendid views to St. Mary's Church. Door to:

View From Balcony

The Balcony is south-west facing and offers views towards St Mary's Church.

Fitted Kitchen

9'8" x 8'11" (2.95m x 2.74m)

Recently refitted with an excellent range of modern cream coloured gloss fronted units with soft closing mechanism. Inset single drainer stainless steel sink with mixer tap and useful pull out hose attachment, cupboard space under. Double and three single base units with Granite effect work surfaces and walls tiled around the splash areas. Two double and single wall cupboards. Integrated AEG washing machine and Bosch dishwasher. Built-in Zanussi double oven with cupboard above and below. Inset gas hob with pull out cooker hood over. Tiled floor, replacement double glazed window to rear aspect with delightful view over the Georgian houses in Chapel Street. Walk-in



storage/cloaks cupboard also housing a new combination boiler installed November 2023.

Double Bedroom

13'8" x 9'1" (4.17m x 2.77m)

Well fitted with a range of furniture comprising three full height wardrobes, recess for double bed with high level cupboard space over. Radiator, replacement double glazed window to front aspect with views towards St. Mary's Church.

Shower Room

Extremely well appointed with modern white suite, floor and walls fully tiled. Corner shower enclosure with entry doors and fitted with Grohe thermostatic shower with hand held and fixed head. Pedestal wash hand basin. Close coupled WC. Ladder heated towel rail, extractor fan, replacement double glazed window.

Outside

There is one allocated parking space.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We have been informed that the property has a leasehold interest of 113 years remaining. There is a current service charge of £112 per month. We would advise that this information be checked by your legal advisors.

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 we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

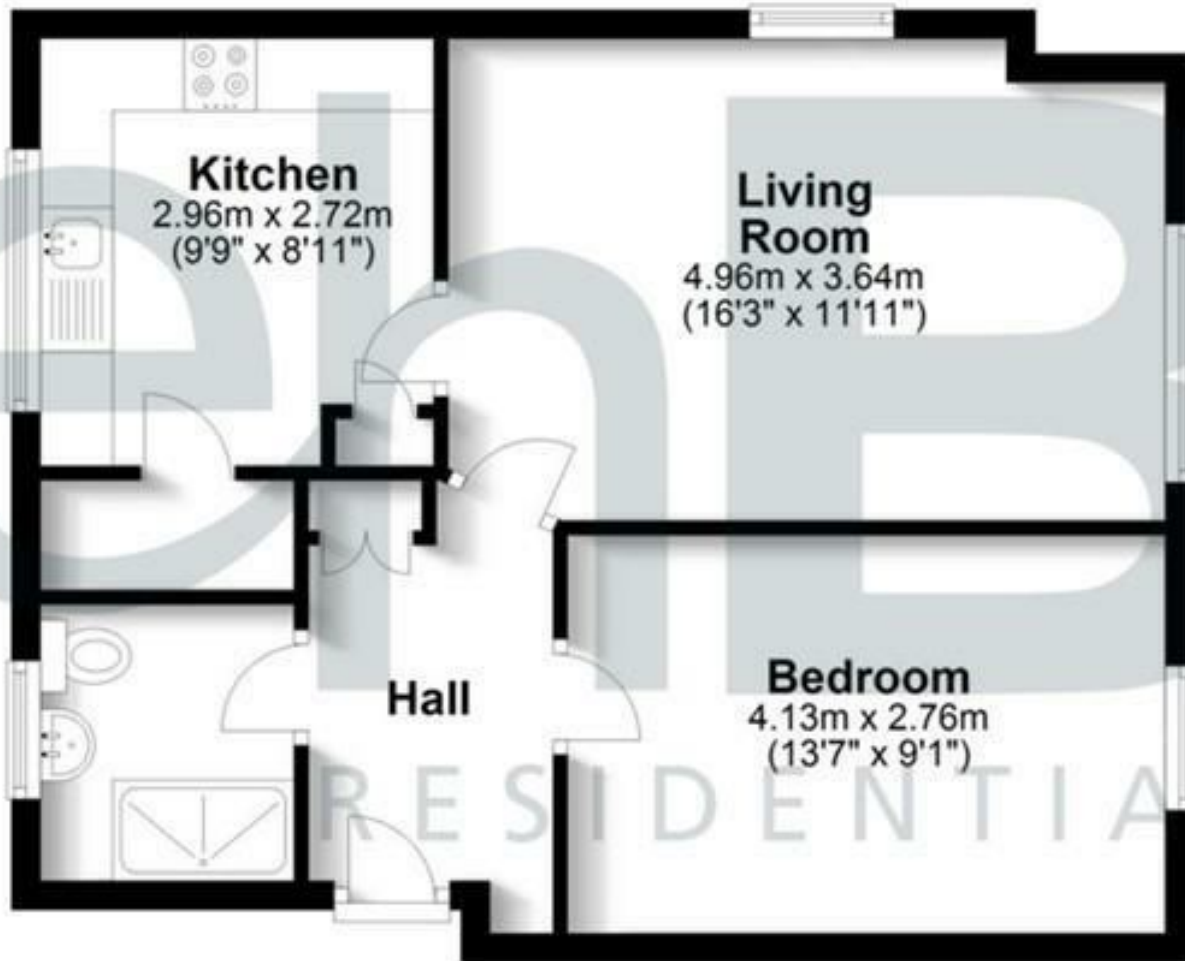
The property is in Council Tax Band "B" - Warwick District Council

Postcode

CV34 4ST

Ground Floor

Approx. 46.8 sq. metres (503.4 sq. feet)



Total area: approx. 46.8 sq. metres (503.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Warwick Office
17-19 Jury St,
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	78
(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