



23 Priory Walk, Cross Street, Warwick

Price Guide
£147,500



A two-bedroom First-floor retirement apartment situated in Priory Walk. This popular small retirement development for those 55 and over is set around an attractive central courtyard with seating areas. There is a residents' day room and visitors' suite. Ideally placed within the historic county town centre, amenities are highly convenient. Private entrance door, living room, good sized kitchen, two double bedrooms and bathroom. NO UPWARD CHAIN. Energy rating C.

Location

Conveniently situated, between Smith Street and Priory Road, this well-appointed two-bedroom retirement apartment for the over 55's is set within a private courtyard community. Located within easy walking distance of

Warwick Town Centre, with its variety of restaurants, bars, boutique shops, cafés and, of course, the world-famous Warwick Castle. Priory Walk is also within proximity to Warwick Railway Station and Warwick Hospital.

Communal Approach

Through a double-glazed entrance door into the communal entrance hall, (shared by a neighbouring flat) with staircase rising to the

Communal Landing

With entrance door to: wall-mounted storage heater, ceiling light point, access to the loft space and doors from right to left leading to:

Private Entrance Hall

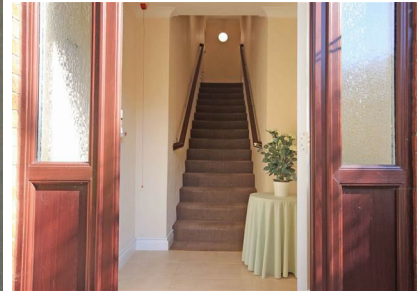
wall-mounted storage heater, ceiling light point and doors to:

Living Room

12'9" x 10'11" (3.89m x 3.33m)
Double-glazed window to the front aspect overlooking the communal courtyard, electric fire and wall-mounted storage heater on opposite sides.

Kitchen

5'1" x 11'1" (1.56m x 3.38m)
Range of base and eye-level units, as well as a large full unit next to the door. There is also space for a small fridge under the worktop. The kitchen is equipped with a Beko oven, a ceramic hob unit and extractor over. space and plumbing for a washing machine, worktops and tiled splashbacks, with a stainless steel sink and mixer tap. A wall-mounted heater and a double-glazed window to the front aspect.



Bedroom One

13'4" x 9'3" (4.08m x 2.84m)

Built-in wardrobes provide hanging rail and storage space, a wall-mounted storage heater and a double-glazed window to the rear aspect.

Bedroom Two

8'7" x 10'7" (2.62m x 3.24m)

Built-in storage cupboard housing the hot water cylinder and shelved storage space, wall-mounted storage heater and a double-glazed window to the rear.

Bathroom

7'9" x 5'6" (2.38m x 1.7m)

Fully tiled with a white suite comprising a panel bath with an electric shower attachment and folding glass shower door. WC with storage unit over, wash hand basin with a

small mirror above, heated towel rail, ceiling light point and extractor fan.

Outside

Well-maintained communal areas with block paved courtyard and seating area, residents' communal lounge, double guest room with en suite available for residents to rent for the night for family/friends to visit. RESIDENTS' CAR PARK.

Tenure

The property is LEASEHOLD held on a 120-year Lease from 1987, SERVICE CHARGE: Currently £1,834.22 PA GROUND RENT: £60 PA. This is for information purposes only and must be verified by a Solicitor.

Services

All mains services are understood to be connected to the property except gas. 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 any warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

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

Postcode

CV34 4JE

First Floor

Approx. 50.3 sq. metres (541.3 sq. feet)



Total area: approx. 50.3 sq. metres (541.3 sq. feet)

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

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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	

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

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