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RESIDENTIAL

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**18 Garden Court, Warwick**

**Asking Price  
£149,950**





Modern, purpose-built first-floor apartment for those 55 and over. Quietly situated at the rear of this attractive courtyard-style development backing onto Priory Park. The spacious, well-appointed two-bedroom accommodation benefits from double-glazed windows and electric heating. Garden Court is conveniently located in the town centre and has excellent amenities nearby. NO UPWARD CHAIN. Energy rating D,

#### Location

Garden Court is ideally located just a short walk from Warwick Town Centre, which features a variety of restaurants, bars, and cafés, as well as Priory Park, offering natural open spaces with meadow and

woodland walks. Priory Road is also close to Warwick Railway Station and the motorway network, ensuring easy commutability.

#### Approach

Through a private wooden casement door with a double glazed window to the front aspect. Staircase rising to:

#### First Floor Landing

Wall mounted electric storage heater, entryphone system, Airing Cupboard accommodating the hot water cylinder, walk-in storage cupboard Doors to:

#### Sitting Room

14'7" x 10'1" (4.45m x 3.09m)

Wall-mounted electric storage heater, two ceiling light

points, double-glazed windows to front aspect. Archway to:

#### Kitchen

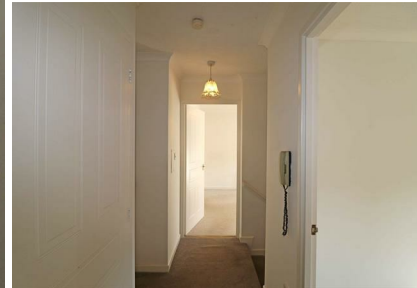
8'10" x 7'8" (2.71m x 2.34m)

Range of matching base and eye-level wood fronted units with stone effect worktops and inset single drainer stainless steel sink unit with tiled splashback. Integrated electric oven, four ring induction hob, space for washing machine and fridge/freezer. Double-glazed window to rear aspect.

#### Bedroom One

11'6" x 11'3" (3.51m x 3.44m )

Wall mounted electric storage heater, built-in storage cupboard, two double glazed windows to front aspect.



### Bedroom Two

9'11" narrowing to 7'0" x 7'7" (3.03m narrowing to 2.14m x 2.33m)

Wall mounted electric storage heater, double glazed windows to front and side aspect.

### Shower Room

Suite comprising, WC, pedestal wash hand basin, wall mounted electric storage heater, mirror storage cabinet. Large walk-in shower enclosure with shower system, glass shower screen and being fully tiled. Double glazed window to rear aspect.

### Outside

A large communal parking area with spaces for residents and visitors.

### Tenure

The property is understood to be a Leasehold of 125 years from 1989, although we have not inspected the relevant documentation to confirm this. We also understand the current service charge to be approximately £1291.71 from April 1st 2024, to March 31st 2025 and a peppercorn ground rent. This is for information purposes only and must be verified by a Solicitor.

### Services

All mains services are understood to be connected with the exception of gas. NB We have not tested the heating, domestic hot water system, kitchen

appliances or other services. While 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 4XW

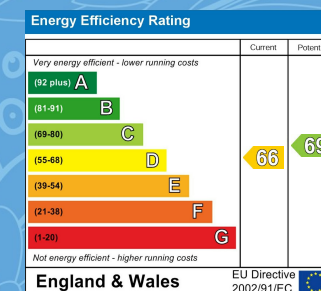


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