





This modern top floor apartment is conveniently situated for access to the centres of both Warwick and Leamington Spa. The accommodation is arranged as follows: Communal entrance with intercom system, private entrance hall, double bedroom, bathroom, living/dining room, fitted kitchen with integrated appliances. There is an allocated parking space to the rear. No upward chain EPC C 74.

Location

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arranged as follows: a communal entrance with an intercom system, a private entrance hall, a double bedroom, a bathroom, a living/dining room, and a fitted kitchen with integrated appliances. There is an allocated parking space to the rear. No upward chain EPC C 74.

Secure Communal Entrance

The main front door opens into a communal hallway. Stairs rise to all floors, and number 15 is located on the top floor. The apartment is entered via a solid entrance door with a spyhole into:

Entrance Hall

Wall-mounted entryphone system, wall-mounted

Dimplex storage heater. Built-in Airing Cupboard housing the lagged hot water cylinder. Doors to:

Living/Dining Room

14'4" x 12'5" (4.37m x 3.81m)

Wall-mounted Dimplex storage heater, TV aerial point, and double-glazed window to the front aspect. Opening to:

Fitted Kitchen

9'9" x 5'11" (2.99m x 1.81m)

Range of matching base and eye level units, inset single drainer sink unit with chrome mixer tap and rinse bowl, complementary worktops and tiled splashbacks. Built-in electric oven and grille with a



ceramic hob above, and an extractor unit over. Space and plumbing for a washing machine, integrated fridge/freezer, tiled floor, downlighters, and a double-glazed window to the front aspect.

Bedroom One

10'6" x 9'7" (3.21m x 2.94m)
Built-in single door wardrobe providing hanging rail and storage space, wall mounted Dimplex storage heater and a double glazed window to the side aspect.

Bathroom

White suite comprising a panelled bath with a Triton shower over and a glazed shower screen.



WC, pedestal wash hand basin with chrome taps and complementary tiled splashbacks, tiled floor: downlighters, extractor fan, shaver point, wall-mounted Dimplex electric heater.

Outside

Communal grounds surround the property, and the apartment includes a designated car parking space located in the rear communal car park.

Tenure

The property is understood to be held on a leasehold arrangement with a 125-year lease commencing in 2003. The annual ground rent is £235.00 PA, and the current yearly service charge is approximately £1,752.50 PA.

Services

All mains services are understood to be connected, except gas. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services. Although we believe them to be in satisfactory working order, we cannot provide 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

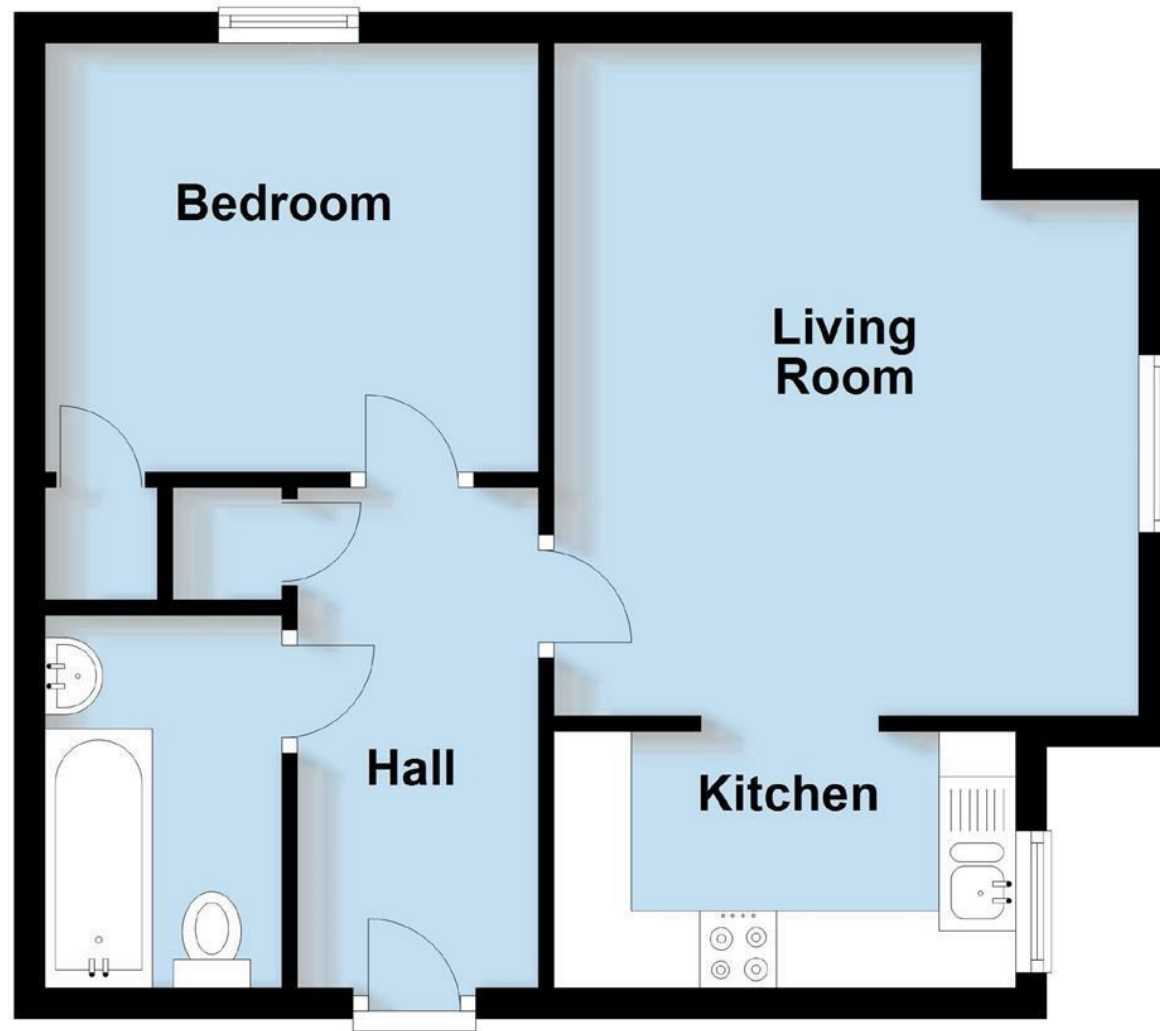
Postcode

CV34 5QJ



Second Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



Total area: approx. 41.6 sq. metres (447.9 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