Your Property - Our Business







9, Victoria Mews, Saltisford, Warwick, CV34 4TE

A modern purpose-built first-floor apartment with its own private entrance situated close to the town centre amenities. The well-appointed accommodation comprises: entrance lobby, landing, living room, fitted kitchen, double bedroom, bathroom, double glazing where stated, and residents' car park. Energy rating D 63. NO UPWARD CHAIN.

Price Guide £130,000



9, Victoria Mews, Saltisford, Warwick, CV34 4TE

Location

This spacious one-bedroom first-floor apartment is located within walking distance of Warwick town centre, and has excellent local amenities close by including Sainsbury's supermarket just around the corner.

Approach

Through a sealed unit double-glazed entrance door into:

Entrance Lobby

With a modern, wall-mounted Sunhouse electric heater, the stairs lead to the First Floor and feature a double-glazed skylight.

First Floor

Wall-mounted entryphone system, Sunhouse heater, access to roof space, good-sized Airing/cloak cupboard and doors to:

Living Room

16'3" x 8'10" (4.97m x 2.71m)
Sunhouse wall-mounted electric heater and double-glazed window to the front aspect with a deep display sill. Door to:

Fitted Kitchen

12'9" x 7'4" (3.90m x 2.26m)

Range of base units with complementary worktops and tiled splashbacks. Belling electric cooker, space for an upright fridge/freezer, space and plumbing for a washing machine and a double-glazed window to the front aspect.

Double Bedroom

13'1" x 8'9" (4.00m x 2.68m)

Wall-mounted Sunhouse electric heater and a double-glazed window to the front aspect.





Bathroom

White suite comprising a bath with a Mira shower over and a glass shower screen. WC, pedestal wash hand basin, complementary tiled splashbacks, electric heated towel rail. Built-in shelved storage cabinet with display area over, wall-mounted Dimplex electric fan heater and a double-glazed window to the front aspect.

Outside

Residents' car park.

Tenure

The property is understood to be leasehold, with a 99-year lease starting in 1987. The current service charge is £82.98 per month, with a peppercorn ground rent. This information is provided for reference only and should be verified by a solicitor. The current vendor has confirmed that the property will be sold with a new extended lease, and we are awaiting further details.

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, and whilst believing them to be in satisfactory working order, and we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

The property is Council Tax band "B" - Warwick District Council

Postcode

CV34 4TE

Directions

From our offices proceed into the High Street and then right into Bowling Green Street after passing the Lord Leycester Hospital and continue over two sets of lights and down through Theatre Street to the roundabout. Take the first exit onto Saltisford, right into Victoria Street, and right again into Victoria Mews.

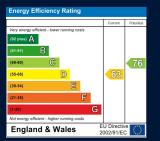
First Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 48.6 sq. metres (523.1 sq. feet)

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



Warwick Office 17-19 Jury St Warwick CV34 4EL

01926 499540ehbresidential.com

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

• Residential Estate Agents • Lettings and Property Managers • Land and New Homes Agents



IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.