



2 Bedroom House - Semi-Detached
located on Palmer Crescent,
Warwick
30% Shared ownership £93,000

UP Estates



**** 30% SHARED OWNERSHIP - IMMACULATLY PRESENTED TWO LARGE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME - WC & FAMILY BATHROOM - LARGE TANDEM DRIVEWAY - SOUGHT AFTER HEATHCOTE PARK **** This is an exceptional opportunity to obtain a spacious two double bedroom semi-detached family home on Palmer Crescent. Beautifully maintained by the current owner, this home is being offered at 30% shared ownership (staircasing options to 100% available). The property very briefly comprises; entrance hall, kitchen with integrated; oven, gas hob, extractor and sink, followed by the WC, lounge diner and private rear garden boasting storage shed, gated side access and and tandem driveway to the rear. On the first floor off of the landing are two large double bedrooms and family bathroom.

Rent : £523.18

Service charges £42.85

Total per calendar month £566.03

LOCATION

The location is perfect for national commuters as is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London. The Shires Retail Park is a mere 5 minute drive! The home is also ideally located for Warwick Town Centre and there is a vast array of local amenities at hand including many main chain supermarkets.

You are never a few minutes away by car to scenic countryside and rolling hills and Warwick has lots to do for people who enjoy outdoor pursuits.

Heathcote:

Surrounded by green open space, it's the perfect place to live and work. Travelling to Warwick, Leamington Spa and Birmingham is made easy via the M40. Or catch the Chiltern Line to London Marylebone in under an hour and a half.

Living in Heathcote, you'll enjoy a wide range of facilities close to home.

Warwick is a picturesque town full of history and character. It's fast becoming a sought-after destination for couples and families. Here are a few reasons why...

Love eating out? There's a fabulous selection of locally-loved independent restaurants, cafes, pubs and tea rooms.

There's lots to do at St Nicholas' Park with tennis courts, football pitches, a brilliant playground and in the summer, a small fun fair and outdoor pool and of course, we have to give Warwick Castle a mention.

IMPORTANT NOTE TO PURCHASERS



30% Shared ownership £93,000

- IMMACULATLY PRESENTED SEMI-DETACHED FAMILY HOME
- 25% SHARED OWNERSHIP WITH OPTIONAL STAIRCASING
- TWO LARGE DOUBLE BEDROOMS
- SPACIOUS TANDEM DRIVEWAY FOR 2/3 VEHICLES
- SOUGHT AFTER HEATHCOTE PARK DEVELOPMENT
- WC & FAMILY BATHROOM



Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

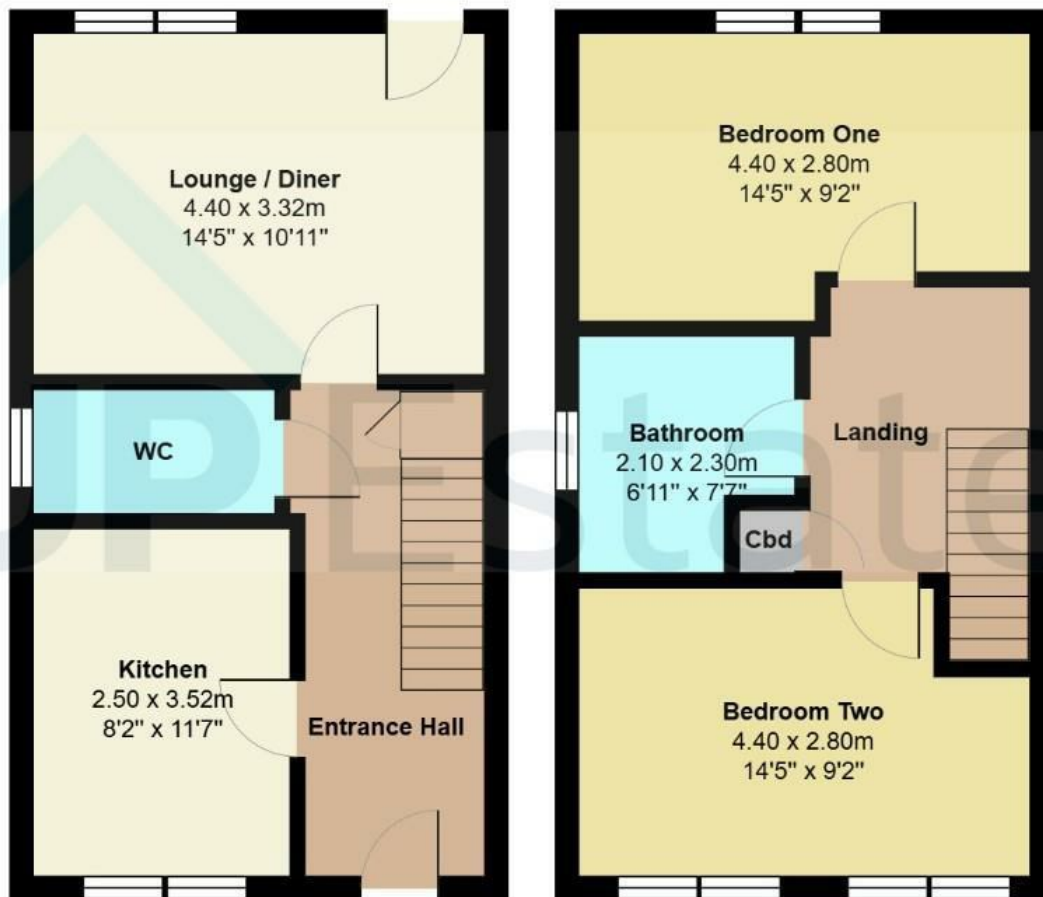
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Palmer Crescent, Warwick





Total Area: 72.4 m² ... 779 ft²

All measurements are approximate and for display purposes only

CONTACT

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