

RYDER CLOSE, HAMPTON MAGNA CV35 8SD



SITUATED IN HAMPTON MAGNA WE ARE PLEASED TO BRING TO THE MARKET THIS DELIGHTFUL, ONE BEDROOM, GROUND FLOOR MAISONETTE. A PERFECT FIRST TIME BUY OR INVESTMENT PROPERTY.

- Large Ground Floor Masionette
 - Beautifully Presented
 - Living Room
 - Modern Fitted Kitchen
 - Modern Fitted Bathroom
 - Double Bedroom
 - Large Storage Cupboard
- Access to a Large Communal Garden
- Close to Warwick Parkway Train Station, A46 and M40 Road Networks
 - EPC - C

1 BEDROOMS

PRICE GUIDE £160,000

Welcome to this charming property located in the heart of Ryder Close, Hampton Magna, Warwick. This delightful maisonette boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With one good sized bedroom, a modern fitted kitchen and a well-appointed bathroom, this property offers comfort and convenience in equal measure.

Situated on the ground floor, this maisonette provides easy access to the large communal gardens, ideal for enjoying a morning coffee or a leisurely stroll in the fresh air. The proximity to the Warwick Parkway Train Station, A40, and M40 road networks ensures excellent connectivity for commuters and explorers alike.

Embrace the convenience of having local amenities within reach, making daily errands a breeze. Whether you're looking for a quaint café, a grocery store, or a great pub, everything you need is just a stone's throw away.

Don't miss this opportunity to own a piece of tranquillity in this sought-after location. Book a viewing today and envision the possibilities that this lovely maisonette has to offer.

Entrance

Entrance to the property is via a wood effect, composite, obscure glazed front door which leads in to a lobby. Having a tiled floor and with neutral décor to walls and ceiling, A wooden door opens in to the useful storage cupboard and a wooden framed, glazed door gives access in to the entrance hall.

The hallway has wood effect flooring and a continuation of the neutral décor to walls and ceiling, gas central heating radiator, light point to ceiling and there is an electric socket.

Walk in Wardrobe/Storage Cupboard

Located at the end of the hallway is a large walk in wardrobe/storage cupboard. Having a light point to ceiling, shelved and hanging area as well as ample space for the storage of suitcases, Christmas decorations etc.

Living Room 10'5" x 13'0" (3.181m x 3.979m)

Accessed off the entrance hall via a wooden framed, glazed door and having carpet to floor and a continuation of the neutral décor to walls and ceiling, large UPVC double glazed window to front elevation with gas central heating radiator below, light point to ceiling, various electric sockets, a TV point and a phone point.

Fitted Kitchen 8'7" x 9'4" (2.634m x 2.863m)

Accessed off the entrance hall via an open doorway and being tiled to floor and having a continuation of the neutral décor, large UPVC, double glazed window to rear elevation overlooking the communal garden, light point to ceiling and fitted with a gas central heating radiator. The kitchen is fitted with cream fronted, shaker style base and wall units with a wood effect melamine work surface and upstand. Space and plumbing for washing machine and space for full height fridge freezer and double oven, fitted stainless steel, one and a half bowl sink with matching drainer and chrome hot and cold mixer tap. Worcester 24CDi gas central heating combi boiler, extractor fitted over oven position and a solid wood breakfast bar.

Bedroom 9'8" x 12'8" (2.962m x 3.864m)

Accessed off the entrance hall via a wooden door and having carpet to floor and a continuation of the neutral décor to walls and ceiling, large UPVC double glazed window to front elevation with gas central heating radiator below, light point to ceiling, various electric sockets and a large fitted wardrobe with wooden concertina doors.

Bathroom 5'9" x 7'5" (1.754m x 2.268m)

Accessed off the entrance hall via a wooden door and being tiled to floor and walls to ceiling height in a Travertine style tile, obscure glazed, UPVC double glazed window to rear elevation, chrome spotlights to ceiling and an access point to ceiling. The bathroom is fitted with a gas central heating radiator, white pedestal wash hand basin with chrome hot and cold mixer tap, white low level WC with chrome push flush, "P" shaped bath with chrome shower attachments.

Outside

To the rear of the property is a large communal garden and designated area for drying clothes.

Services

All mains services are believed to be connected.

Tenure

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

We believe there are 89 years remaining on the lease with is service charge and ground rent of £218.60 per annum

Council Tax

We understand the property to be Band A.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

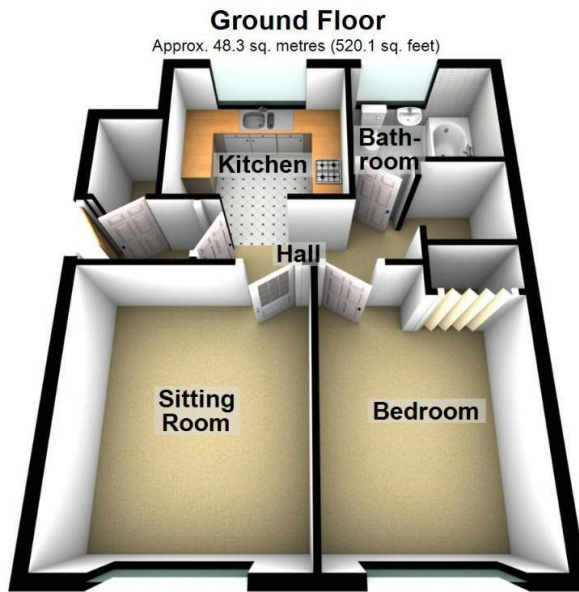
Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.











Total area: approx. 48.3 sq. metres (520.1 sq. feet)

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		72	77
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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