

**PRIORY ROAD, WARWICK CV34 4XW**



**A TWO BEDROOM, OVER 55'S, FIRST FLOOR MAISONETTE HAVING UNDERGONE SOME IMPROVEMENTS AND SET WITHIN STRIKING DISTANCE OF WARWICK TOWN CENTRE.**

- Over 55's Apartment
- New Flooring Throughout
- Newly Decorated Throughout
  - Town Centre Location
    - Two Bedrooms
      - Bathroom
      - Kitchen
    - Large Living Room
    - No Upward Chain
      - EPC - D (67)

**2 BEDROOMS**

**PRICE GUIDE £140,000**

Welcome to Garden Court, Warwick - a charming location perfect for those looking to settle down in a peaceful and picturesque setting. This delightful apartment is ideal for those over 55, offering a tranquil retreat for retirement living.

As you step into this lovely maisonette, you'll be greeted by a cosy reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, there's plenty of space for guests or hobbies. The newly decorated interior exudes a fresh and modern feel, complemented by the new flooring that adds a touch of elegance to the space.

Located in a sought-after area with no upward chain, this property offers convenience and ease of living. Whether you're looking to downsize or simply enjoy a quieter pace of life, this apartment provides the perfect opportunity to embrace a new chapter in a welcoming community.

Don't miss out on the chance to make this retirement apartment your own and enjoy the tranquillity and comfort it has to offer. Contact us today to arrange a viewing

### **Entrance**

Entrance to the property is via its own front door which leads in to the hallway, having rush matting and being newly carpeted to floor. This continues on to the stairs which lead up to the first floor landing.

The landing is newly decorated and carpeted, newly painted doors lead in to all rooms as well as the storage cupboard and airing cupboard. There is a secure entry phone to wall, light point to ceiling and an electric socket.

### **Living Room 13'6" x 10'6" (increasing to 12'8" in to bay windo (4.126m x 3.213m (increasing to 3.881m in to bay wi)**

Having a continuation of the new carpet to floor and newly decorated walls and ceiling, UPVC, double glazed windows to rear and side elevation letting in a lot of natural light, electric night storage heater, two light points to ceiling, various electric sockets and a TV point.

Newly painted door leads in to the kitchen.

### **Kitchen 5'11" x 10'5" (1.812m x 3.188m)**

Having newly fitted cushioned flooring, and newly decorated to walls and ceiling, UPVC double glazed window to rear elevation and there is a light point to ceiling. Fitted with a range of base and wall units with a marble effect work surface, stainless steel sink with matching drainer with chrome hot and cold tap, space for double electric oven and space for fridge freezer. Various electric sockets and fused switches.

### **Bathroom**

Accessed off the landing and having newly fitted cushioned flooring and being newly decorated to walls and ceiling. The walls are tiled to full height around bath and shower area, light point and extractor to ceiling and a Dimplex heater to wall. Fitted with a low level WC, pedestal wash hand basin with chrome hot and cold tap, bath with chrome hot and cold taps and an electric shower fitted.

### **Bedroom One 13'6" x 13'2" max (4.132m x 4.0303 max)**

Having a continuation of the new carpet to floor and newly decorated walls and ceiling, two UPVC, double glazed windows to front elevation letting in a lot of natural light, electric night storage heater, light point to ceiling, various electric sockets, phone point and a TV point.

### **Bedroom Two 13'7" x 5'10" (4.146m x 1.790m)**

Having a continuation of the new carpet to floor and newly decorated walls and ceiling, UPVC, double glazed windows to front and side elevation letting in a lot of natural light, electric panel heater to wall, light point to ceiling and electric sockets.

### **Outside**

Communal gardens and parking area to the rear and a communal courtyard to the front.

**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.

Service Charge circa £1,117.10 per annum inc. building insurance and Ground Rent is a pepper corn per annum.

We believe there are 90 years remaining on the lease

**Services**

Please note there is no mains gas connected. We believe all other services are connected.

**Council Tax**

We understand the property to be Band B.

**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.

**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.















**First Floor**  
 Approx. 56.9 sq. metres (612.1 sq. feet)




**Total area: approx. 56.9 sq. metres (612.1 sq. feet)**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		67	70
	EU Directive 2002/91/EC		

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

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk



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 HAWKESFORD • 6 Euston Place • Leamington Spa • CV32 4LN

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