



The Woolpack | Warwick | CV34 4WP

Price guide £240,000



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Located slap bang in the middle of the market town of Warwick. This converted pub and hotel is now an executive apartment block of 19 properties. Pedestrian access is via secure gates to the attractive communal courtyard.

The property benefits from two, recently renovated bathrooms, a separate living room and a recently fitted kitchen. The allocated parking space is located to the rear of the building.

Living in Warwick means you are surrounded by a rich history and a variety of local attractions, including shops, restaurants, and parks. This apartment not only offers a comfortable living space but also places you in a vibrant community with plenty to see and do.

In summary, this two-bedroom apartment in The Woolpack, Warwick, presents an excellent opportunity for those looking for a stylish and practical home in a desirable location. Don't miss the chance to make this lovely property your own.

Early viewing is strongly recommended to appreciate the position of this property.



- Town Center Location
- Secure Allocated Parking
- Master Bedroom with Renovated En-Suite
- Second, Double Bedroom
- Renovated Family Bathroom
- Living Room
- Recently Fitted Kitchen
- No Upward Chain
- Secure Communal Courtyard
- EPC: C (73)





Access to the property is via a communal entrance hall which leads to the front door. The private hallway is carpeted to floor with neutral decor to the walls and ceiling. Recently fitted electric heater, secure entry phone and door which leads in to the airing cupboard. The airing cupboard provides storage and houses the hot water system. Access to loft void with ladder and loose boarding fitted.

Living Room

11'6" x 15'8"

With a continuation of carpet and decor, original beams to ceiling, dual aspect windows over looking the market square. Recently fitted electric heater, electric sockets and a TV point.

Kitchen

7'10" x 9'6"

Being recently fitted and having click and link wood effect flooring and walls being tiled to ceiling height in a slimline subway tile. The kitchen is fitted with a range of base and wall units with a cream coloured, shaker style frontage and a wood effect, butcher block melamine worksurface. Integrated appliances of a stainless steel double electric oven, microwave, a full height fridge freezer, a four ring ceramic hob with stainless steel extractor over and a washer dryer. One and a half bowl sink with matching drainer with chrome hot and cold mixer tap and there is a window to side elevation.

Master Bedroom

10'8" x 11'4"

Continuation of the carpet and decor, window to side elevation, electric heater to wall and a number of built in wardrobes.

En-Suite

Obscure glazed window to side elevation and recently fitted with a shower cubicle, pedestal wash hand basin, low level toilet and a bidet

Bedroom Two

8'9" x 10'1"

Continuation of carpet and decor, window to side elevation and fitted wardrobes.

Bathroom

Obscure glazed window to side elevation and recently fitted with a white suite of pedestal wash hand basin, low level toilet and a bath with shower attachments.

Outside

Communal courtyard and one allocated parking space.

Services

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

From 1st January 1999 for a term of 125 years. Ground rent is £125 per annum from 1st January 2024 for twenty five years ,increasing every twenty five years by £25. Service charge of £403/quarter

Council Tax

We understand the property to be Band C.

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.

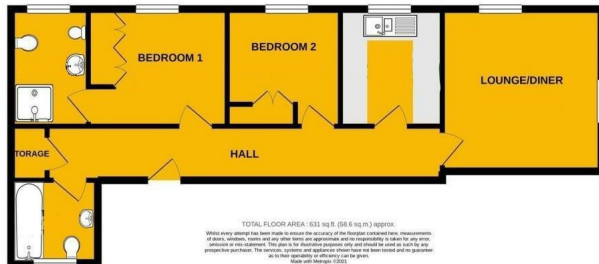
Photographs

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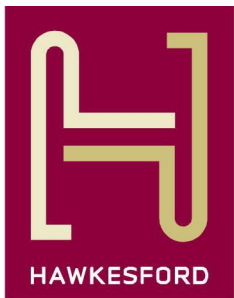
Disclaimer

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.

TOP FLOOR
631 sq.ft. (58.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (91-100)			
B (81-90)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		73	81
EU Directive 2002/91/EC			



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.