

CHANDLEY WHARF, WARWICK CV34 5AT



A MODERN TWO BEDROOM TOP FLOOR APARTMENT WITH COUNTRYSIDE AND CANAL SIDE VIEWS.

- NO CHAIN
- TOP FLOOR
- CLOSE TO WARWICK TOWN CENTRE AND STATION
- TWO BEDROOMS ONE EN-SUITE
 - BATHROOM
 - LIVING ROOM
 - KITCHEN
- ENTRANCE HALLWAY
- ALLOCATED PARKING SPACE

2 BEDROOMS

£190,000

A modern and spacious two bedroom apartment which is being sold with no onward chain!! The apartment has the benefits of being on the top floor, master En-suite and canal side views. There is also an allocated parking space.

The property is positioned close to the M40, Warwick and Leamington Town centres and just over 1 mile to Warwick Parkway train station.

The property would represent an ideal first purchase or an investment opportunity.

Entrance Hall 12'2" x 7'5" (3.72 x 2.28)

The apartment is located on the top floor and the building is accessed via a secure entrance doorway, with an intercom telephone system in place. The hallway provides access to all rooms in the flat, with light point, electric heater, smoke alarm and loft access. There is also a storage cupboard where the water tank is housed but with some space for shelving.

Living Room 16'6" x 12'10" (5.05 x 3.93)

With a double glazed window to the rear aspect, overlooking the canal. Having two light points to ceiling and electric heater.

Kitchen 8'7" x 8'6" (2.63 x 2.60)

With through access from the living room and also having a double glazed window to the rear aspect. There is space for a washing machine, fridge freezer, built in oven/grill with hobs. Spotlights to ceiling, multiple white fronted cupboards above and below a black kitchen worktop.

Bedroom One 13'1" x 8'6" (4.00 x 2.61)

With a double glazed window to the front aspect, light point to ceiling and electric storage heater. Access through to the En-Suite.

En-Suite 5'10" x 4'11" (1.80 x 1.52)

With a walk in electric shower, electric heater, sink, WC, extractor fan and spotlights to ceiling

Bedroom Two 11'8" x 8'6" (3.56 x 2.61)

With a double glazed window to the front aspect, light point to ceiling and electric heater.

Bathroom 8'5" x 7'6" (2.59 x 2.29)

With spotlights to ceiling, extractor fan, bath with shower, sink, WC and electric heater.

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 any part of an offer or contract. The seller does not 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 property. If there is any point that is of particular importance to you, we will be pleased to check 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.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water and electricity are believed to be connected to the property.

Photographs

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

Special Note

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

Survey

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.

Tax Band

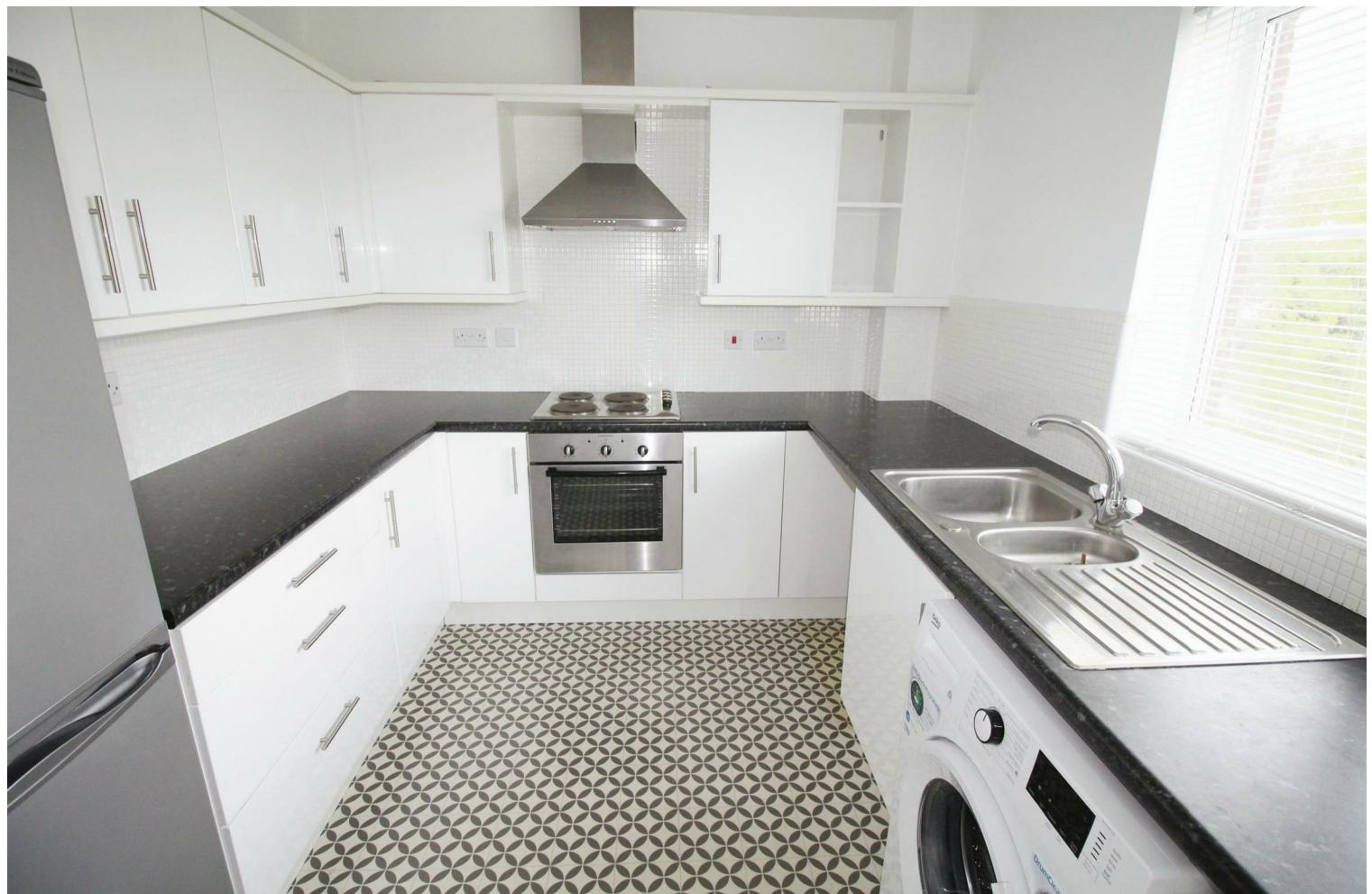
The Council Tax Band is C.

Tenure

The property is leasehold and has 150 years from 1st June 2006. A service charge of £129.37 per month and ground rent of £200pa. Please check these details prior to any exchange of contracts.

Viewings

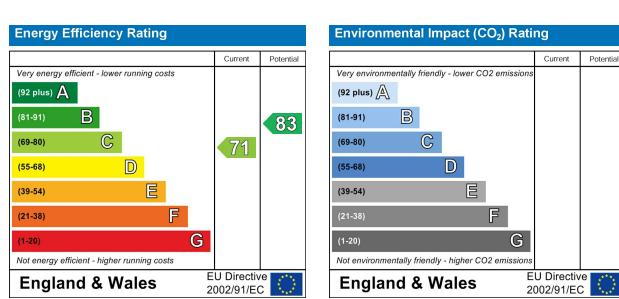
Strictly by appointment through Hawkesford on 01926 438123











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