



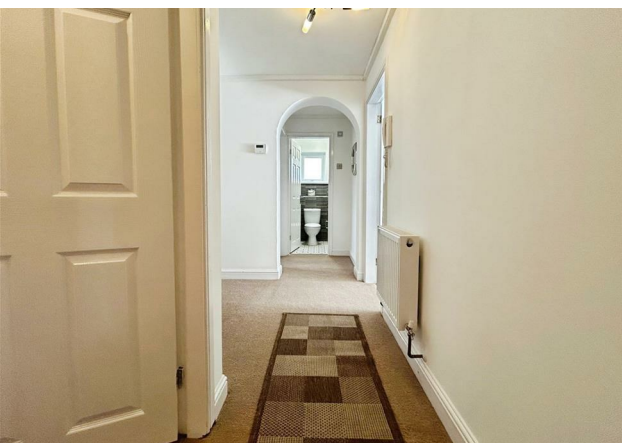
HARMAR CLOSE, WOODLOES

complete ●●●
SALES & LETTINGS





Introducing to the market a spacious and recently renovated ground floor apartment, ideally located within the popular Woodloes area of Warwick. This well-presented and stylish home benefits from a secure intercom entry system and comprises a welcoming hallway, a generous storage room, a bright and airy open-plan living and dining area, a separate fitted kitchen, two well-proportioned double bedrooms, and a contemporary refitted bathroom. Offered with no onward chain, this property presents an excellent opportunity for first-time buyers and investors alike. Conveniently positioned close to a wide range of local shops and amenities, and within easy walking distance of Warwick Hospital, the apartment also benefits from ample parking nearby.

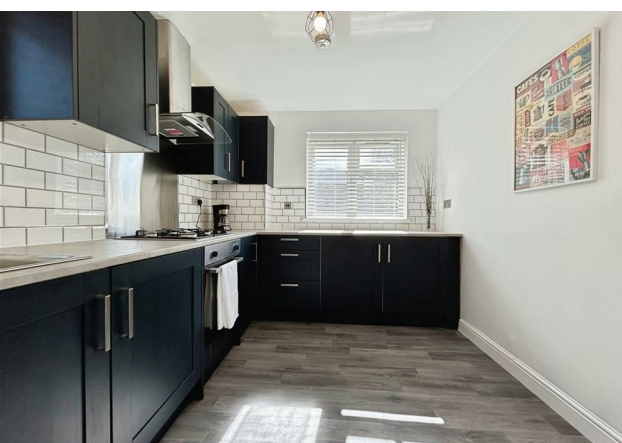


Secure Intercom Entrance

Secure intercom entrance into communal hallway with stairs rising to first floor and doors leading to the ground floor apartments.

Entrance Hall

The entrance hall has been freshly decorated and features brand-new carpeting, creating a welcoming first impression. A central heating radiator is set within an alcove area, which offers an ideal space for a work-from-home desk or home office setup. Doors lead through to the living room, both double bedrooms, and the bathroom.



Living Room/Diner

A spacious open-plan living and dining room, recently redecorated and finished with brand-new carpeting, offering a bright and contemporary feel. The room features a modern ceiling light point, a double glazed window to the front aspect allowing for plenty of natural light, and a stylish timber and glazed door leading through to the kitchen.

Kitchen

A newly fitted kitchen, finished with practical vinyl flooring and a range of contemporary base and wall-mounted units with matching drawers, providing ample storage. The kitchen is equipped with an integrated washing machine, a stainless steel sink with drainer and mixer tap, and a four-ring gas hob with oven beneath, complemented by a stainless steel splashback and extractor fan. A ceiling light point completes the space, while two double glazed windows—one to the front elevation and one to the side—allow for plenty of natural light.



Bedroom One

Bedroom one is a spacious double room, featuring a separate dressing area ideal for a freestanding wardrobe. An archway leads into the main bedroom space, which offers ample room for additional furniture. The room also benefits from a central heating radiator, a ceiling light point, and a double glazed window overlooking the rear aspect.

Bedroom Two

A well-proportioned double bedroom, presented in immaculate condition, featuring brand-new carpeting and fresh, modern décor. The room benefits from a ceiling light point, a central heating radiator, and a double glazed window overlooking the rear aspect.





Bathroom

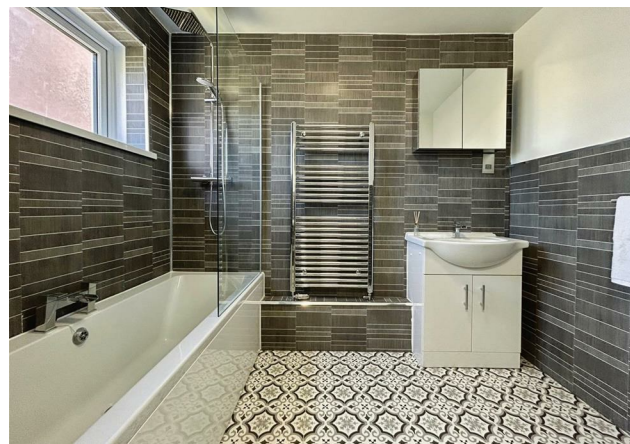
A newly refurbished bathroom, finished with stylish vinyl flooring and fitted with a modern white suite. Comprising a panelled bath with mixer tap, shower over and glass shower screen, a low-level flush WC, and a ceramic hand basin with mixer tap set within a vanity unit providing useful storage beneath. Additional features include a stainless steel wall-mounted heated radiator, an extractor fan, a wall-mounted mirrored storage cupboard, and a double glazed obscured glass window allowing for natural light while maintaining privacy.

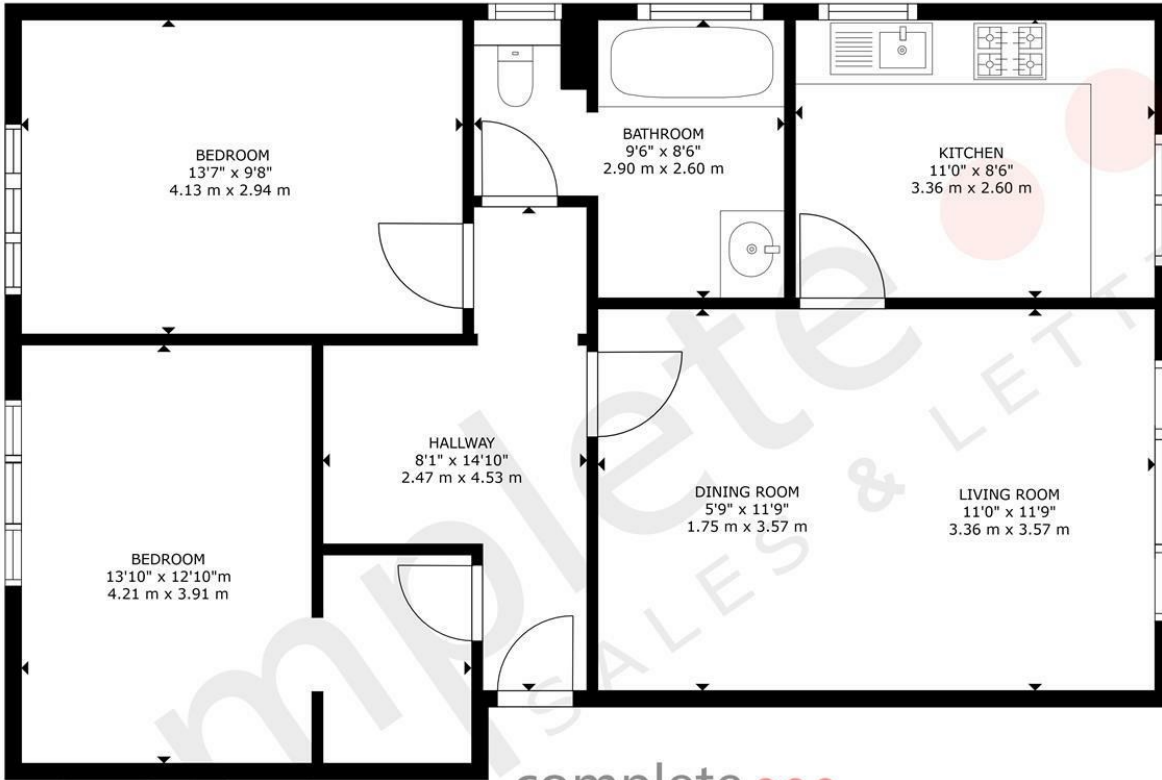
Leasehold

We have been informed by the current vendor that there are 173 years remaining on the lease.

Location

Set in The Woodloes Park next to the Grand Union Canal and beautiful green walks, this ground floor apartment is just minutes from Leamington and Warwick - both towns are renowned for architecture, schooling, shopping and a large selection of dining for all tastes and good access to Warwick Parkway train station and major road links such as the M40 and A46. There are nice country walks and residents often walk down to the Saxon Mill - a public house and renowned restaurant. Woodloes Park has an array of local amenities including GP surgery, a pub and shops. There is a bus stop located close by on Primrose Hill. Warwick Hospital is 0.6 miles away and Warwick Train Station is 0.8 miles away offering direct routes to Birmingham and London.

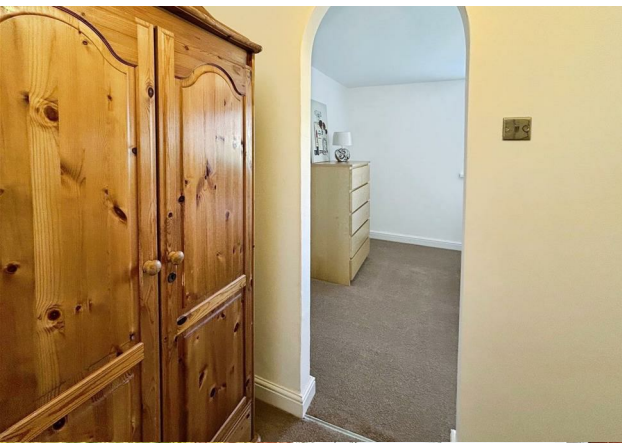
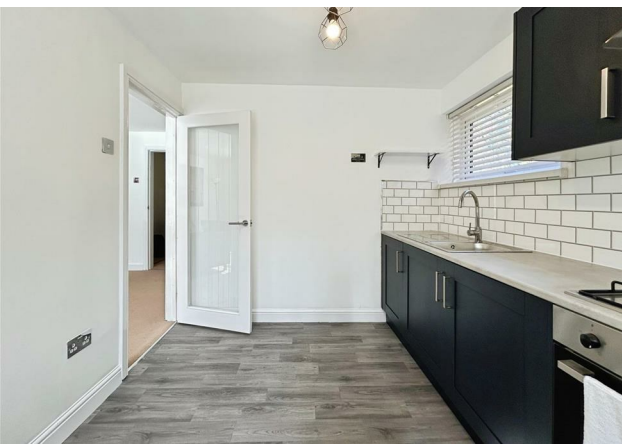




FLOOR PLAN

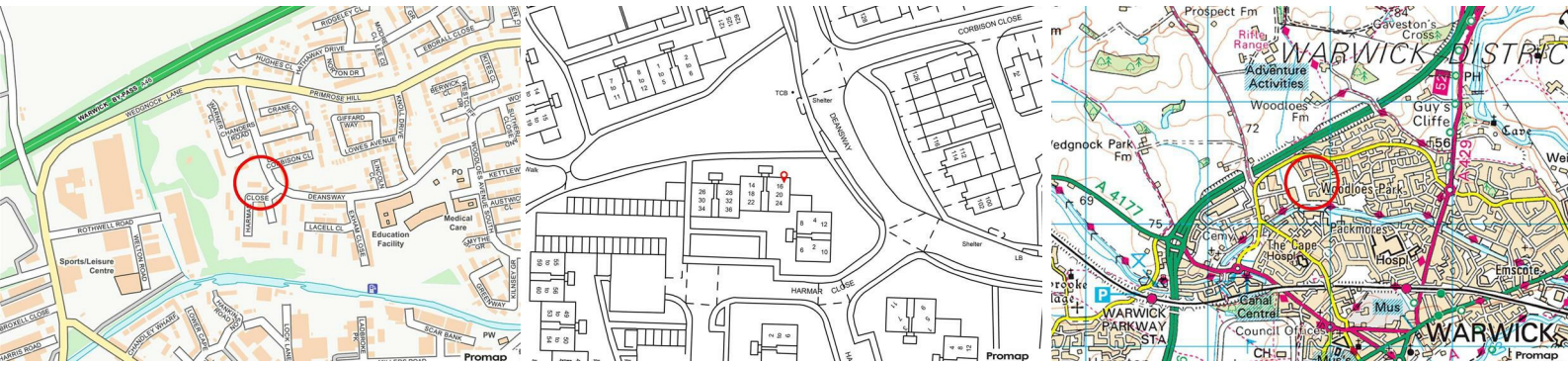
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GROSS INTERNAL AREA FLOOR PLAN: 746 sq. ft , 69 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



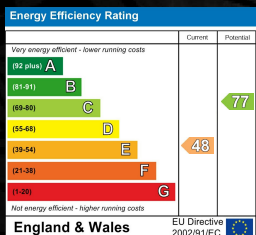


- Ground Floor Apartment
- Large Entrance Hall With Work From Home Space
- Refitted Kitchen
- Gas Central Heating
- No Chain
- Secure Intercom Entrance
- Open Plan Living Dining Room
- Renovated Bathroom
- Parking Available
- Woodloes Warwick



HARMAR CLOSE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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