

## CHANDLEY WHARF, WARWICK CV34 5AT



**A two double bedroom, second floor apartment, offered with no upward chain and in move in ready condition. This property benefits from a good sized, secure garage and an attractive canal view from the living room and the fitted kitchen.**

- Second Floor Apartment
- Secure Garage Parking
- Two Double Bedrooms
- Bathroom and En-Suite Shower Room
- Large Living Room with Canal Views
  - Modern Fitted Kitchen
- Walking Distance to Town Centre
  - No Upward Chain
  - Pets not allowed
  - EPC - C (75)

**2 BEDROOMS**

**PRICE GUIDE £175,000**

This delightful apartment boasts a well-designed layout, featuring one spacious reception room that serves as the perfect space for relaxation and entertaining guests.

The apartment comprises two comfortable bedrooms, providing ample space for rest and privacy. Each bedroom is thoughtfully designed to create a serene atmosphere, ideal for unwinding after a long day. Additionally, the property includes two modern bathrooms, ensuring convenience for both residents and visitors alike.

Chandley Wharf is known for its picturesque surroundings and vibrant community, making it an excellent choice for those seeking a blend of tranquillity and accessibility. With local amenities, parks, and transport links nearby, this apartment offers a wonderful opportunity for both first-time buyers and those looking to downsize.

This property is not just a home; it is a lifestyle choice, perfect for anyone wishing to enjoy the charm of Warwick while benefiting from modern living. Do not miss the chance to make this lovely apartment your own.

### **Entrance**

Access to the apartment is via a communal stairwell which leads up to the private front door. This opens in to the private entrance hall, carpeted to floor, secure entry phone and electric heater to wall, light point to ceiling. Beech coloured fire doors leading in to all rooms including a storage cupboard which houses the recently fitted hot water system.

### **Living Room 16'7" x 17'1" (max) (5.059m x 5.213m (max))**

Continuation of the carpet to floor, two light points to ceiling, electric heater to wall, double glazed, single door to Juliet balcony overlooking the canal to rear elevation, double glazed window to rear elevation overlooking the canal. Open archway leading in to the kitchen.

### **Fitted Kitchen 8'7" x 8'6" (2.628m x 2.592m)**

Tile effect flooring, spotlights to ceiling, double glazed window to rear elevation overlooking the canal. The kitchen is fitted with a range of base and wall units in a white frontage, melamine worksurface, integrated electric oven, four ring electric hob with stainless steel extractor over, stainless sink with matching drainer with chrome hot and cold mixer tap, space and plumbing for washing machine, space for dishwasher and space for full height fridge freezer.

### **Bathroom 8'5" x 5'7" (2.585m x 1.706m)**

Tiled to floor and to full height to walls around the bath and shower area, spotlights and an extractor to ceiling, electric heater to wall, fitted with a white pedestal wash hand basin with chrome hot and cold tap, white low level WC and a white bath with chrome hot and cold tap, chrome handlebar shower controls and attachments.

### **Bedroom One 12'11" x 8'7" (3.95m x 2.626m)**

Carpeted to floor, light point to ceiling, electric heater to wall, double glazed window to front elevation and a beech coloured door leading in to the en-suite shower room.

### **En-Suite**

Tiled to floor and to full height to walls in the walk in shower, spot lights and an extractor to ceiling, electric heater to wall. Fitted with a white pedestal wash hand basin with chrome hot and cold mixer tap, white low level WC and a walk in shower with chrome handle bar shower control and attachments.

### **Bedroom Two 8'5" x 11'8" (2.566m x 3.557m)**

Carpeted to floor, light point to ceiling, electric heater to wall and a double glazed window to front elevation.

**Single Garage**

With up and over garage door.

**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.

130 years on the lease

£1893 - Service Charge

£200 - Ground Rent

**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**

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.



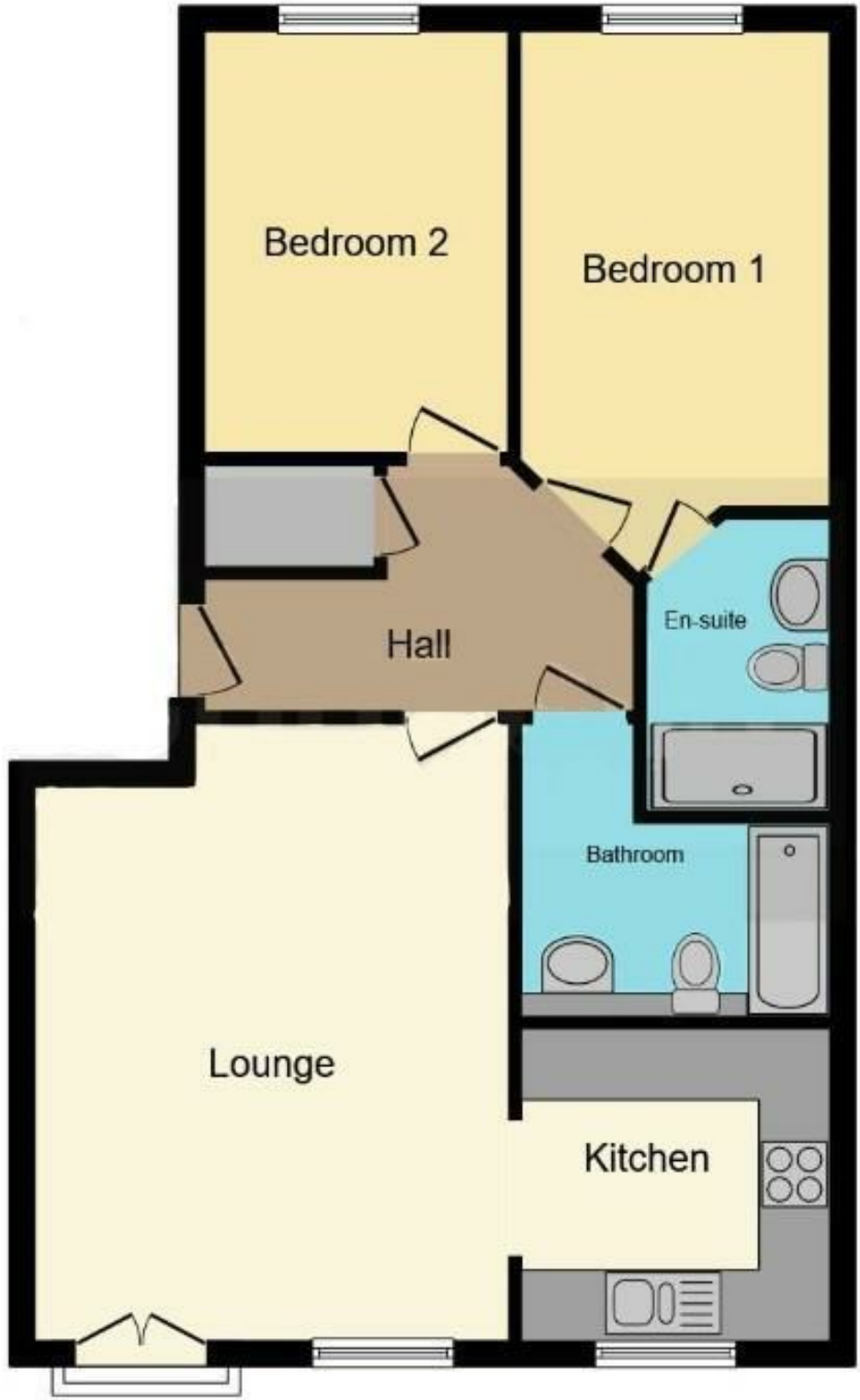












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	82
EU Directive 2002/91/EC			

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

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