

20 Wellesbourne House, Walton Road, Wellesbourne, Warwick, CV35 9JB

- Private Garden
- Gated Development
- Open Plan Living-Dining-Kitchen
- Two Bedrooms
- Bathroom
- Well Presented Throughout
- Ground Floor Apartment
- Allocated Car Parking Space
- EPC Rating C
- No Chain

2 1 1

Offers Over £200,000

Centrally located within a secure gated development, this well presented ground floor apartment offers spacious open plan living. A contemporary living-kitchen-dining area features doors opening directly onto the apartments own private rear garden. The property further benefits from two bedrooms and a modern family bathroom. Within easy reach of the village amenities and offered with no onward chain.

ACCOMMODATION
Entry through secure front door into the communal hallway comprising of only four apartments. Door into the apartment hallway which has wall mounted radiator and intercom system. The living room-kitchen-diner is open plan with patio doors opening out into the rear garden with the living area also offering windows over the rear aspect. The kitchen area is fitted with a range of wall and base units with inset sink and drainer, built in fridge freezer, dishwasher, washing machine, oven, hob, extractor over and cupboard housing wall mounted boiler. Space for dining table. Both bedrooms offer large windows designed to be used as a lightwell and wall mounted radiators. The bathroom is fitted with a white suite having bath with rainfall shower over and shower attachment, wc, vanity base unit, heated towel rail, shaving point and large built in mirror.

OUTSIDE
The garden is accessed primarily from the apartment offering a great private outside space. The apartment also boasts access to a large lawned communal garden. One allocated car parking space and multiple visitor parking spaces on site.

GENERAL INFORMATION
TENURE: The property is understood to be Leasehold. 125 years on the lease with 119 years remaining. This should be checked by your solicitor before exchange of contracts.

CHARGES: We have been advised that there is a current annual service charge, inclusive of ground rent of £1800. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.
Listed: No | Broadband: Superfast available (Checked on Ofcom July26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom Jun26)

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.







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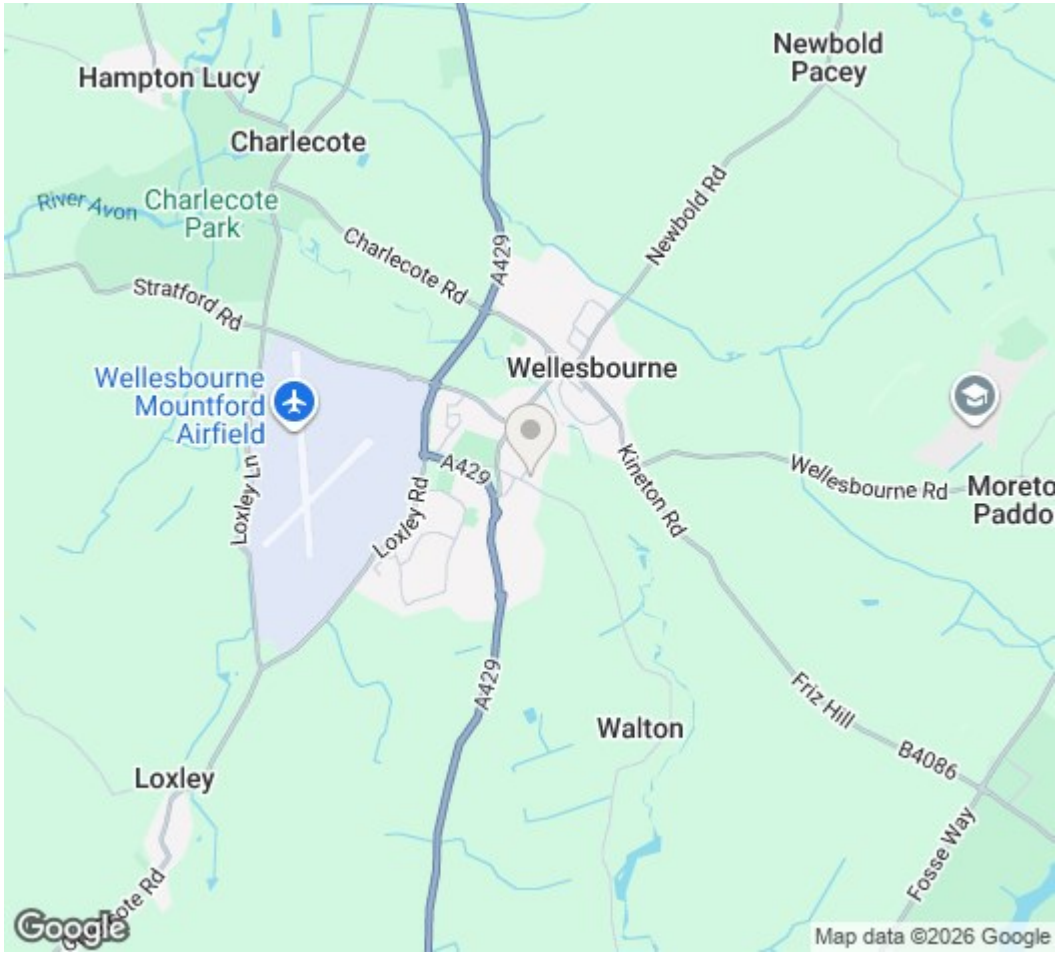


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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