



**Connells**

Spring Pool  
Warwick



## Property Description

A beautifully presented one-bedroom freehold home, ideally located within easy reach of the town centre and local amenities. This gorgeous home further benefits from allocated parking.

On entering, you are welcomed by a bright and airy living room, tastefully decorated and providing a comfortable space for both relaxing and entertaining. The room benefits from ample natural light and flows nicely into the kitchen area. The modern kitchen is fitted with a range of wall and base units, offering plenty of storage and workspace, complemented by a breakfast bar and space for essential appliances.

Upstairs, the home features a generously sized double bedroom, with built-in storage and plenty of natural light. The bathroom is finished to a high standard and comprises a white suite including a basin with built in additional storage.

## The Location

Spring Pool is 0.4 miles from the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for travel links as it is a short drive to the M40 and Warwick Parkway park and only 0.6 miles to Warwick train station. It is also 0.9 miles to Warwick hospital and is right next to St Michaels hospital, perfect for health care professionals looking for a short commute.

## Open Plan

15' 7" x 13' 3" ( 4.75m x 4.04m )

## Lounge

Door to front, windows to front and side and carpeted flooring.

## Kitchen

Fitted with a range of wall and base units with work surface over, black sink, breakfast bar, slate tiled flooring, boiler, space for fridge and washing machine, built in cooker, hob and extractor fan.

## Landing

Storage cupboard, loft and carpeted flooring.

## Bedroom One

13' 3" x 8' ( 4.04m x 2.44m )

Two windows to side, fitted wardrobes and carpeted flooring.

## Bathroom

Shower over bath, WC, wash hand basin, fully tiled to walls and flooring and grey towel radiator.

## Loft Space

Boarded.

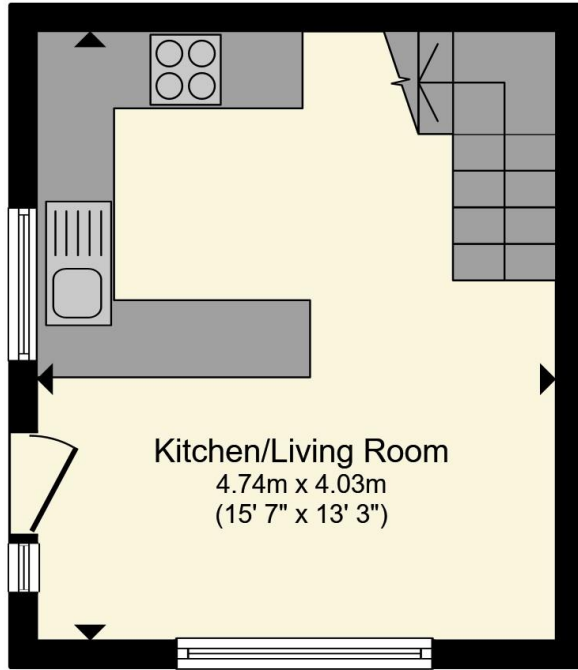
## Parking

One allocated parking space.

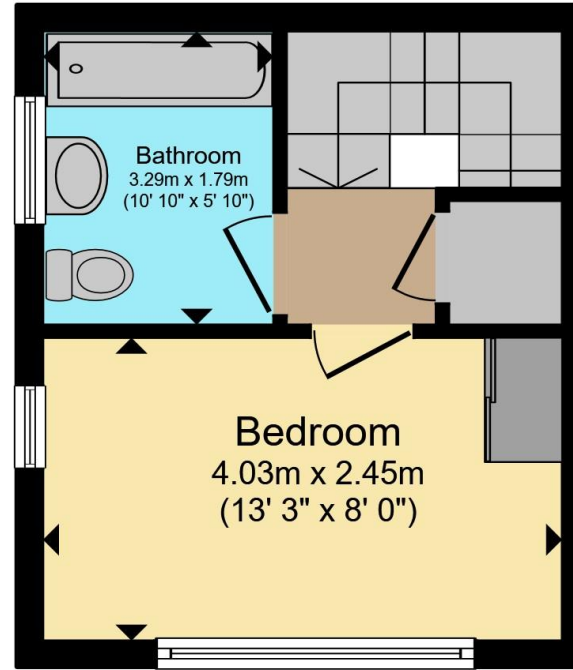








**Ground Floor**



**First Floor**

Total floor area 38.2 m<sup>2</sup> (411 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



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14 High Street  
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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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