



Church Street

Warwick, Warwickshire, CV34 4AB















Flat D, 2 Church Street

A well-presented one-bedroom apartment ideally positioned in the heart of Warwick town centre, offering a superb opportunity for first-time buyers, professionals or investors alike.

Set within an attractive period building, the property combines character features with modern convenience and is just moments from a wide range of local amenities, shops, cafés and transport links. The apartment offers bright and well-proportioned accommodation throughout and benefits from its highly desirable central location.

Entrance Hall

A large, welcoming entrance hallway providing access to all all rooms.

Kitchen / Living Room (17' 1" x 13' 5")

A light and comfortable reception room with space for both seating and dining, enjoying pleasant outlooks and a bright, airy feel.

A fitted kitchen comprising a range of wall and base units with work surfaces over, sink and drainer, integrated oven and hob, and space for additional appliances.

Storage cupboard housing electric boiler.

Bedroom (16' 3" x 13' 5")

A generously sized double bedroom offering ample space for wardrobe and further furnishings.

Bathroom (13' 9" x 3' 7")

A well-appointed bathroom featuring a traditional suite with shower enclosure, vanity wash hand basin and WC.

Location

Warwick.

Warwick is a historic market town and the county town of Warwickshire, England, situated on the River Avon and famous for its magnificent Warwick Castle.

The town centre boasts charming medieval and 17th-century architecture, including the 14th-century timber framed buildings of Lord Leycester Hospital and the impressive Collegiate Church of St. Mary, offering historical insights and picturesque views.

Tenure

Leasehold - 125 years from and including 21 January 2013. 111 Years remaining
Annual service charge £849.02
Annual ground rent £100

Services

Mains water, electricity, drainage and telephone.

Local Authority

Warwick District Council.

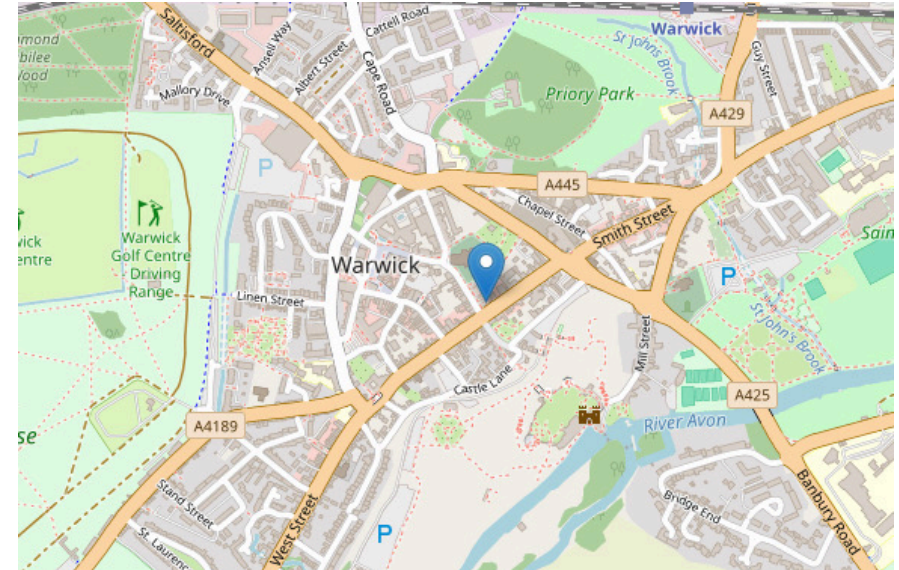
Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website

For more information visit spaestates.com

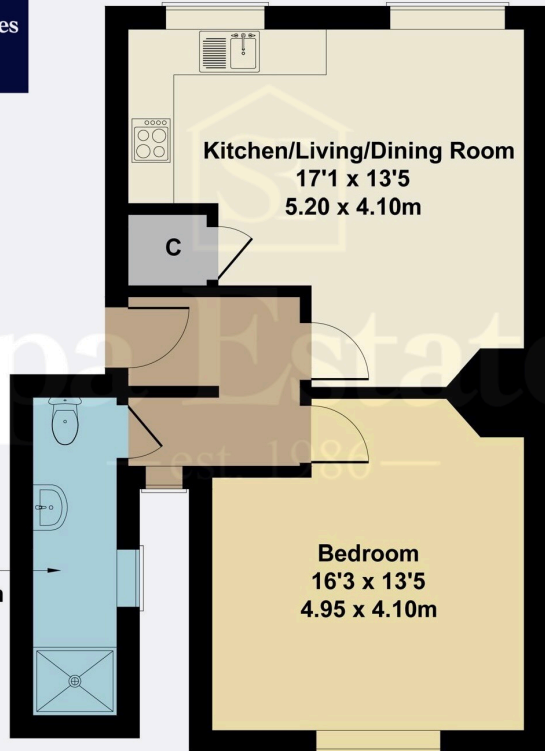
Opening Hours: Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm







Approximate Gross Internal Area
527 sq ft - 49 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024





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