



Rare, one bed, ground floor
apartment

3 Turberville Place
Warwick
CV34 4JZ


MARGETTS
ESTABLISHED 1806

Price Guide £135,000

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NEW CARPETS AND NEWLY DECORATED THROUGHOUT **** IMMACULATE *** NO UPWARD CHAIN *** RARE "on-its-own" PARKING SPOT *** PLEASE WATCH THE VIDEO TOUR *** A BEAUTIFUL one bedroom, ground floor apartment with its own allocated car parking space immediately outside the apartment. Popular gated development. Living area with kitchen Off, double bedroom & bathroom with shower. Gas central heating & double glazing. Easy to reach allocated car parking space immediately outside the apartment! No Upward Chain.

COMMUNAL CAR PARK AND ALLOCATED SPACE

Vehicle gates open into the communal car park with the space for the apartment allocated on the left-hand side immediately in front of the bedroom window.

COMMUNAL ENTRANCE HALL

with telephone security link.

PRIVATE ENTRANCE HALL

with radiator, telephone entry link and door opening to storage cupboard.

CHARMING LIVING ROOM

18'8" max reducing to 10'4" x 11'3"

with large double glazed window to the front, radiator, TV point, telephone connection point and large archway opening to the

FITTED KITCHEN AREA

7'8" max x 7'11" max

with butchers block style work surfacing extending around the room incorporating a single drainer sink and a four ring gas hob. Base units beneath with Zanussi electric oven and space and plumbing for washing machine. Space suitable for a large style fridge freezer, eye level wall cupboards with cooker hood and housing the gas fired central heating boiler.

DOUBLE BEDROOM

11'4" x 11'11"

with radiator, double glazed window and telephone connection point.

BATHROOM

enjoys a white suite with panel bath having adjustable shower over, wash hand basin, low-level WC, tiled splashback areas, obscured double glazed window and central heating radiator.

OUTSIDE - COMMUNAL AREAS

Turberville Place enjoys well maintained communal areas with bin storage areas, allocated car parking space to the apartment as previously mentioned.

GENERAL INFORMATION

The property is leasehold. We understand that there is 130 years left on the Lease.

Service Charge - £1,685.50 per annum.

Ground Rent - £202.50 per annum.





Ground Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 43.3 sq. metres (466.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CONTACT

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