



Peter Clarke

Flat 10, Staple Hill House Staple Hill, Wellesbourne, Warwick, CV35 9LH

- Set within landscaped gardens
- Ground floor apartment
- Modernised throughout
- Living room
- Kitchen-breakfast area
- Two double bedrooms
- Garage and parking area
- Swimming Pool
- Share of Freehold
- EPC Rating D



£250,000

#### ACCOMMODATION

Approach through private stable style door into entrance hallway with archway leading into the modern kitchen, fitted with integrated appliances to include slimline dishwasher, fridge-freezer, microwave, oven with extractor above, wall and base units with worktops over inset sink and drainer and breakfast bar opening out into the living area. The living room boasts sliding doors opening directly onto garden area. Along the inner hallway offering useful storage cupboard with radiator and doorways leading to both double bedrooms both with fitted wardrobes and window to rear aspect. A shower room fitted with wc, basin and shower enclosure.

#### OUTSIDE

Set within manicured grounds, residents have access to their own outside swimming pool with terrace. Access to communal laundry for the residents having washing machines and tumble dryers.

#### PARKING

Situated en-bloc with electric roller door to front. Power and light. The garage is currently used as a gym but offers other purposes.

The property benefits from an allocated car parking space and there is an additional communal parking area located to the front of the grounds.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be a SHARE OF FREEHOLD. The lease length is 999 years commencing 11th January 2002. 975 years remaining. This should be checked by your solicitor before exchange of contracts.

**CHARGES:** Maintenance and service charge is understood to be £230 per month. Property Insurance £35 a month. This charge covers the maintenance, cleaning and upkeep of the swimming pool, gardens and grounds. This should be checked by your solicitor before exchange of contracts.

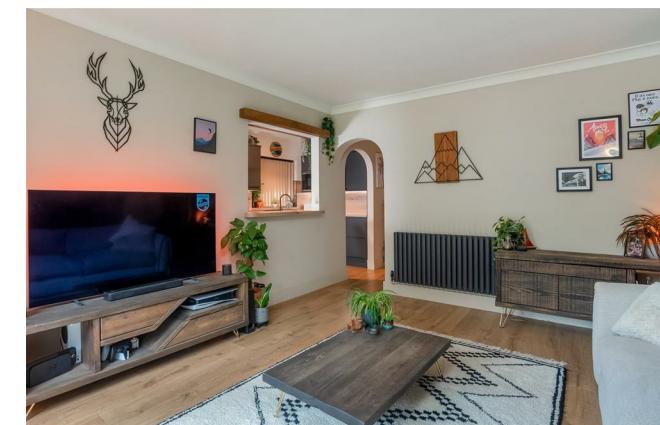
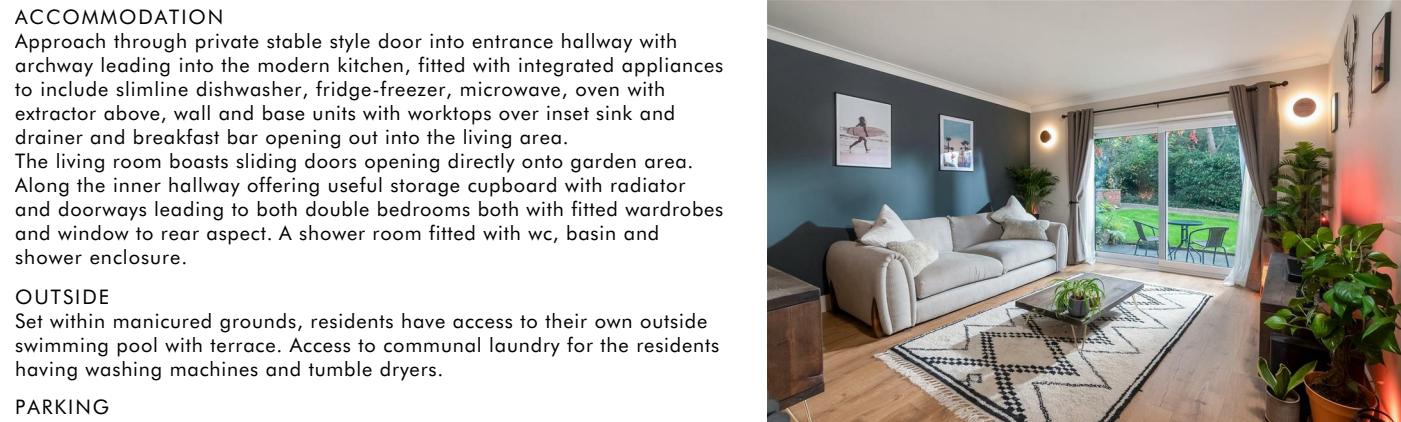
**SERVICES:** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG heating to radiators. There is a septic tank which the removal is included in service charge.

**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.

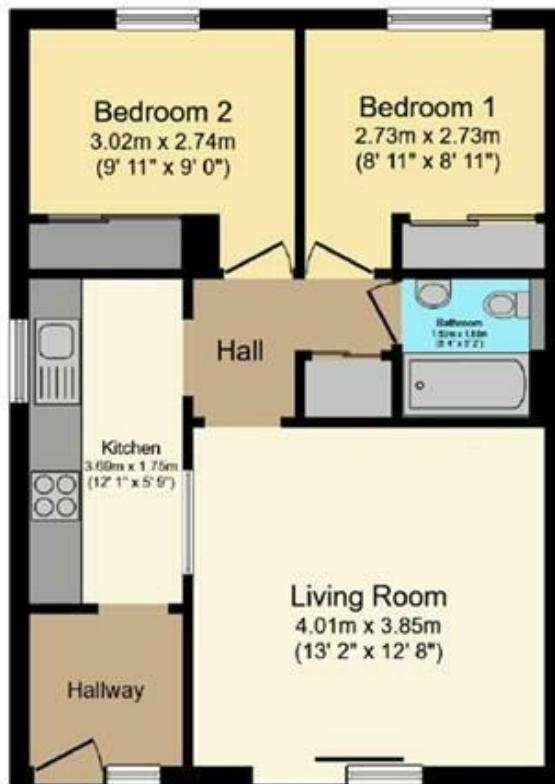
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

**VIEWING:** By Prior Appointment with the selling agent.

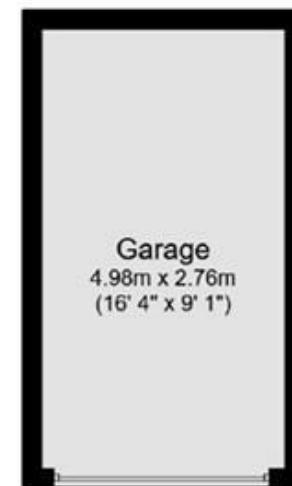


## Flat 10, Staple Hill House, Warwick, CV35 9LH



**Floor Plan**

Floor area 48.9 sq.m. (526 sq.ft.)

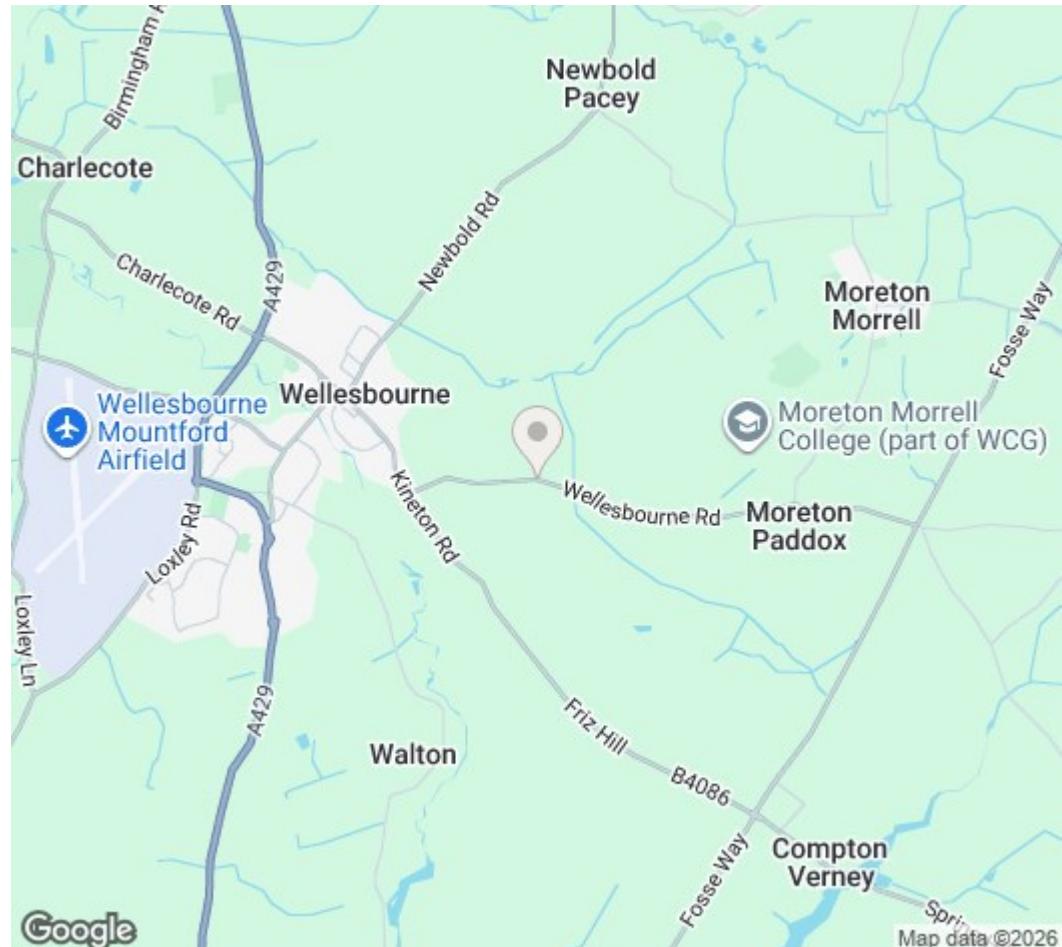


**Garage**

Floor area 13.7 sq.m. (148 sq.ft.)

**Total floor area: 62.6 sq.m. (674 sq.ft.)**

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](http://www.Propertybox.io).



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