



JULIE PHILPOT  
RESIDENTIAL



## 6 Chandley Wharf | Warwick | CV34 5AT

A spacious, chain free apartment with two double bedrooms and two bathrooms. The property is ready to move into, has been newly decorated and is available fully furnished, if so desired. There are pleasant elevated views and an allocated parking space. The location is within walking distance of the town centre, train station, Warwick Hospital and Grand Union canal with towpath walks and popular canal side pubs.

£185,000

- No Chain Involved
- Two Double Bedrooms & Two Bathrooms
- Allocated Car Parking Space
- Ideal Location For Town & Train Station



## Property Description

### COMMUNAL SECURITY ENTRANCE

### STAIRCASE TO SECOND FLOOR

### PERSONAL ENTRANCE DOOR TO NUMBER 6

### HALL

With inset matwell, electric wall mounted heater and smoke detector. Airing cupboard with hot water cylinder, shelving and coat hooks. Telephone point and security entry phone.

### LIVING ROOM

16' 5" x 12' 9" (5m x 3.89m)

Double glazed traditional design feature sash window, electric wall heater, telephone point and aerial connections. Archway to:

### KITCHEN

8' 3" x 8' 4" (2.51m x 2.54m)

A modern kitchen with a range of gloss units including storage cupboards and deep pan drawers with matching wall cupboards. One and half bowl stainless steel sink unit, four ring electric hob with stainless steel extractor hood over and electric oven under. Space and plumbing for dishwasher and automatic washing machine (both included in sale), space for tall fridge/freezer. Double glazed traditional design feature sash window.

### MASTER BEDROOM

8' 5" x 15' 1" (2.57m x 4.6m)

With electric wall heater, TV aerial and door to:

### EN-SUITE

5' 1" x 8' 3" (1.55m x 2.51m)

Having large shower enclosure, pedestal wash hand basin, w.c., heated towel rail, complementary tiling and extractor fan.

### BEDROOM TWO

11' 7" x 8' 4" (3.53m x 2.54m)

With electric wall heater.



## BATHROOM

8' 5" x 7' 5" (2.57m x 2.26m)

With panelled bath, pedestal wash hand basin, w.c., extractor fan, heated towel rail and complementary tiling.

## OUTSIDE

One allocated car parking space.

## TENURE

The property is Leasehold. The Lease commenced in 2006 with a 150 year term from that time. The Ground Rent is £200.00 per year. The service charge was £1764.00 per year in 2024 and payable to Trinity Estates.

## FIXTURES AND FITTINGS

The sellers will include all the furniture and furnishings within the sale price.



# Tenure

Leasehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

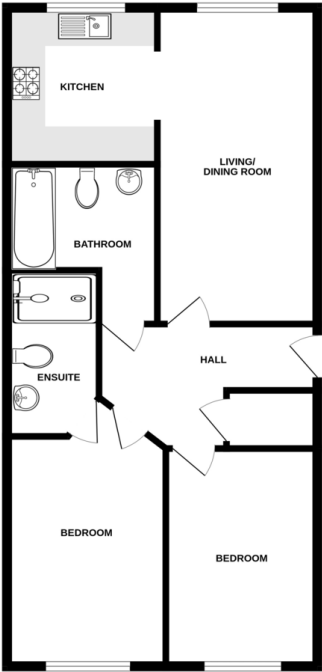
# Contact Details

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix C2025

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		