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22, Coten End, Warwick

Price Guide
£199,500

This recently refurbished two-bedroom first-floor apartment forms part of a small development of just 10, situated in a convenient location close to excellent local amenities and within walking distance of Warwick Town Centre. The accommodation briefly comprises: an entrance hall, an open-plan living room and modern integrated kitchen, two double bedrooms, and a refurbished bathroom. Energy rating B.

Location

Situated just a short walk from the historic Warwick Town Centre, Coten End offers convenient access to local amenities, bus routes, and is a short distance from the station.

Communal Entrance Hall

With entryphone system, carpeted floor and staircase to the First Floor communal corridor landing, leading off which is:

Private Entrance Hall

With a wall-mounted entryphone, gas radiator and built-in Storage Cupboard housing the combination gas-fired boiler.

Open Plan Living Room/Kitchen

23'7" max x 13'8" max (7.21m max x 4.19m max)
Wood effect flooring, two radiators, a large double-glazed bay window facing the front aspect, and panel effect feature walls.

A range of base- and eye-level pebble grey units with complementary quartz worktops and tiled splashbacks, and a stainless steel one-and-a-half-bowl sink with a chrome mixer tap. Integrated fridge-freezer, electric oven, microwave grill, four-ring induction hob with stainless steel extractor unit above, dishwasher, and washing machine. High-level Velux window.

Bedroom One

14'9" max x 10'5" (4.52m max x 3.20m)
Radiator and double-glazed window to the front aspect.

Bedroom Two
12'4" x 7'1" (3.76m x 2.18m)
Radiator and a double-glazed window to the front aspect.

Modern Bathroom
6'5" x 5'6" (1.96m x 1.70m)
Matching suite comprising bath with fitted shower system above and glazed shower door, low-level WC, wash hand basin with chrome mixer tap and storage below, mirror and shelving above. Fully tiled walls, heated towel rail and extractor fan to ceiling.

Outside
Designated parking.

Tenure
We believe the property to be a leasehold. The Purchaser is advised to obtain verification from their legal advisers. The lease is for 250 years, commencing in August 2017. The current service charge is circa £1,285 per annum with a peppercorn ground rent.

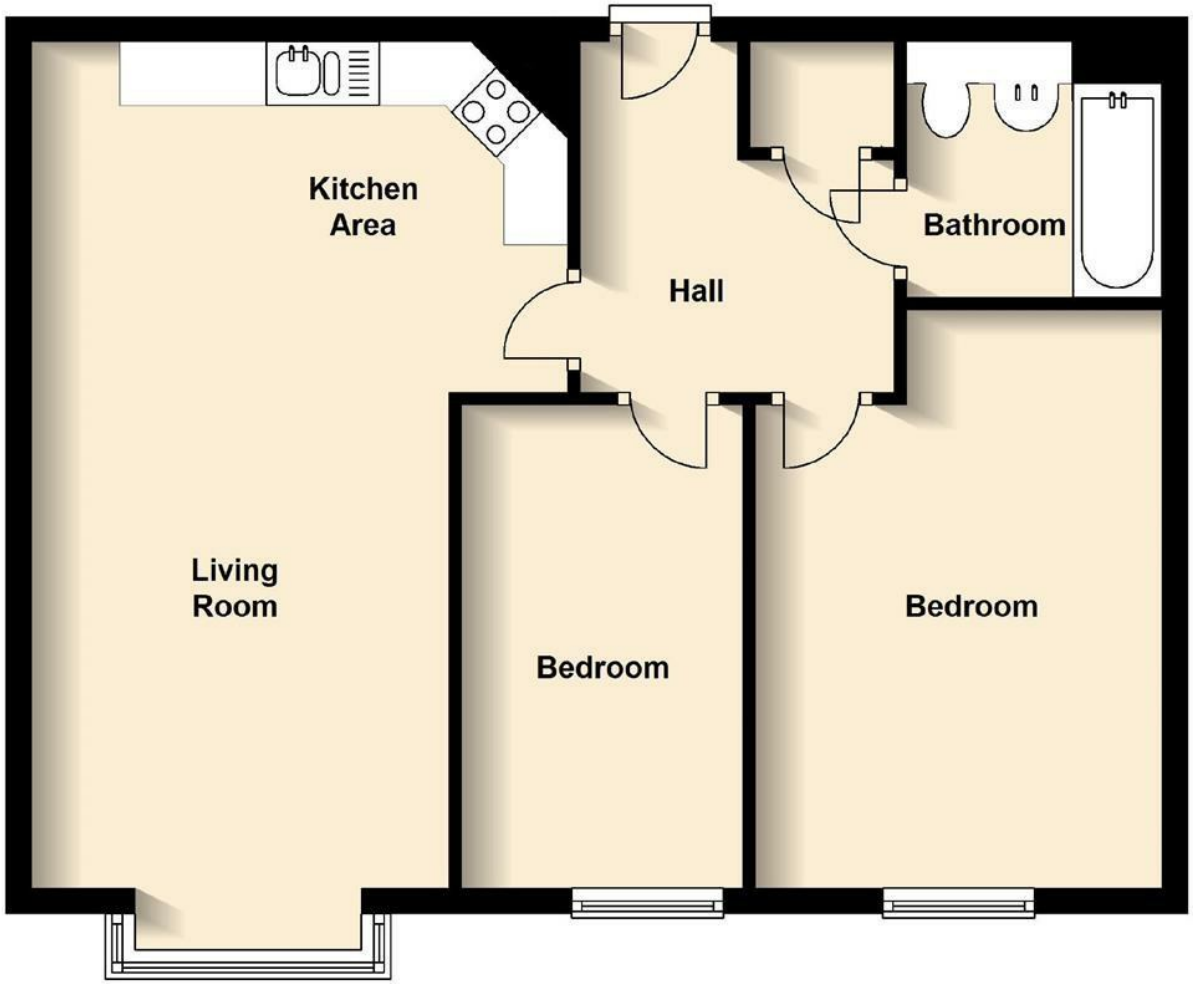
Services
All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and, whilst believing them to be in satisfactory working order, we cannot give any warranties in this respect. Interested parties are invited to make their own inquiries.

Council Tax
The property is in Council Tax Band "B" - Warwick District Council

Postcode
CV34 4NS

First Floor

Approx. 59.5 sq. metres (640.4 sq. feet)



Total area: approx. 57.5 sq. metres (618.7 sq. feet)

Produced by CV Energy Limited 2011
These floorplans are for illustration purposes only
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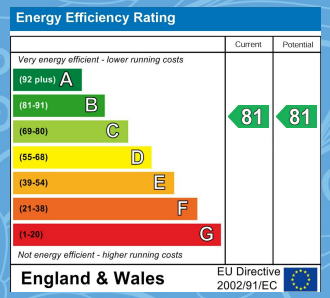

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

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