



JULIE PHILPOT
RESIDENTIAL



46 Chandley Wharf | Warwick | CV34 5AT

A well planned and spacious top floor apartment enjoying superb elevated views from the kitchen and canal views from the 'Juliet' balcony in the attractive lounge. There are two double bedrooms, the master with a recently re-fitted en-suite shower room, a second bathroom and a generous sized, well planned kitchen. The location is very convenient for Warwick town centre, commuting is very easy and the canal towpath for pleasant walks either into town or into the open countryside are on the doorstep.

£195,000

- Two Double Bedrooms, Master En-Suite
- Juliet Balcony With Canal Views
- Allocated Parking Space
- Ideal Location For Town & Canal Tow Paths



Property Description

COMMUNAL ENTRANCE DOOR

With security entryphone system and staircase to third floor.

PERSONAL ENTRANCE DOOR TO

ENTRANCE HALL

A spacious entrance hall to the property with a large and very useful built in storage cupboard, security entryphone and access to roof storage space.

LARGE LOUNGE/DINER

17' 1" x 16' 5" (5.21m x 5m)

A light and airy living space having French doors and a 'Juliet' balcony enjoying lovely elevated views plus views towards the canal. Two electric wall mounted heaters.

KITCHEN

8' 6" x 8' 5" (2.59m x 2.57m)

A well planned kitchen having an extensive range of cupboard and drawer units with matching wall cupboards, space and plumbing for washing machine and dishwasher, four ring electric hob with electric oven under and extractor hood over. Space for tall fridge/freezer. Super views.

MASTER BEDROOM

15' 2" x 8' 6" (4.62m x 2.59m)

With electric wall mounted heater, bracket for wall mounted tv and door to:

EN-SUITE

15' 2" x 8' 6" (4.62m x 2.59m)

A modern and recently re-fitted en-suite having a large walk in shower with Monsoon and hand held shower attachment, glazed shower screen, pedestal wash basin, w.c., and heated towel rail.

BEDROOM TWO

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

A second double bedroom with electric wall mounted heater.

BATHROOM

Having panelled bath, w.c. and pedestal wash basin, wall mirror and heated towel rail.

OUTSIDE

PARKING

There is an allocated parking space to the front of the property. There are also visitors spaces.

TENURE

The property is Leasehold with 130 years unexpired in 2026. The Ground Rent is £200.00 per year. The Service Charges are £146.51 per month payable to Compton Group.



Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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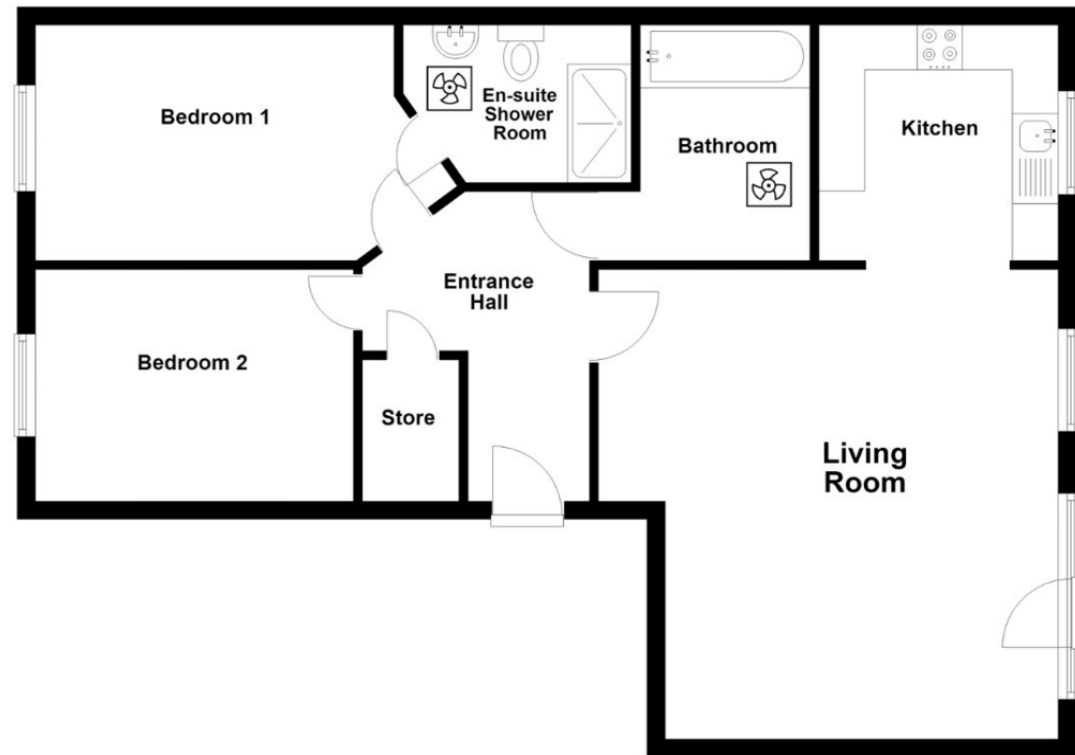
Energy rating and score

This property's energy rating is D. 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		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Approx. 71.2 sq. metres (766.6 sq. feet)



Total area: approx. 71.2 sq. metres (766.6 sq. feet)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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