



## Two bed, ground floor apartment

33 Saltisford  
Warwick  
CV34 4TD

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £275,000

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## Price Guide £275,000

A ground floor, spacious apartment with own private patio. A rare catch, so close to the town centre of our historic County town. Beautifully presented, this genuine, two double bedroom apartment is superbly presented with refitted kitchen, shower room, large, through lounge diner with kitchen area and own private South Westerly facing patio. Beautiful apartment well worth a personal visit.

Front door opens into

### RECEPTION VESTIBULE

with glazed windows and doors opening into the

### MAGNIFICENT OPEN PLAN LIVING/KITCHEN/DINER

30'6" max x 13'8" max reducing to 7'8"

Magnificent open plan living kitchen diner which measures 9.29 m maximum by 4.17 m maximum reducing to 2.36 m

### KITCHEN AREA

Beautifully reappointed with wooden butchers block style work surfacing incorporating a single drainer sink unit with mixer tap and a four ring electric hob. Base units beneath incorporating the electric oven and leaving space and plumbing for washing machine, integrated slimline dishwasher, eyelevel wall cupboard with cooker filter, tiled floor and window to the front of the property.

### DINING AREA

has electric panel heater, exposed ceiling timber, and down lighters.

### LIVING AREA

has an electric panel heater, exposed timber, wood flooring and door to airing cupboard housing the hot water cylinder, and French doors with shutters open on to the patio.

### BEDROOM ONE - FRONT

12'4" max reducing to 7'1" x 11'10" max

with electric panel heater, window to the front of the property with fitted shutters.

### BEDROOM TWO

11'8" x 10'4" max reducing to 7'10"

with electric panel heater, rear window with shutters and double door cupboard with cupboard above to full height.

### BEAUTIFUL REFITTED SHOWER ROOM

with large corner shower cubicle having adjustable shower and rain shower over, low level WC, wash hand basin with mixer tap, tiled areas, heated towel rail, downlighters and extractor fan.

### OUTSIDE

#### CHARMING DECKED REAR PATIO

enjoying a South Westerly aspect with further area laid to stone chippings.

### GENERAL INFORMATION

We understand the property is leasehold with a 999 year lease starting from 30th of June 2016.

We understand there is a service charge of £2,220 per annum.

We understand the property comes with one share in the management company called West Rock & Saltisford (Warwick) Ltd which owns the freehold.







33 Saltisford, Warwick, CV34 4TD





### Ground Floor

Approx. 67.2 sq. metres (722.8 sq. feet)



Total area: approx. 67.2 sq. metres (722.8 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### CONTACT

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