



Rare, one bed, ground floor  
apartment

3 Turberville Place  
Warwick  
CV34 4JZ



MARGETTS  
ESTABLISHED 1806

Price Guide £143,495

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#### COMMUNAL CAR PARK AND ALLOCATED SPACE

Vehicle gates open into the communal car park with the space for the apartment allocated on the left-hand side immediately in front of the bedroom window.

#### COMMUNAL ENTRANCE HALL

with telephone security link.

#### PRIVATE ENTRANCE HALL

with radiator, telephone entry link and door opening to storage cupboard.

#### CHARMING LIVING ROOM

18'8" max reducing to 10'4" x 11'3"

with large double glazed window to the front, radiator, TV point, telephone connection point and large archway opening to the

#### FITTED KITCHEN AREA

7'8" max x 7'11" max

with butchers block style work surfacing extending around the room incorporating a single drainer sink and a four ring gas hob. Base units beneath with Zanussi electric oven and space and plumbing for washing machine. Space suitable for a large style fridge freezer, eye level wall cupboards with cooker hood and housing the gas fired central heating boiler.

#### DOUBLE BEDROOM

11'4" x 11'11"

with radiator, double glazed window and telephone connection point.

#### BATHROOM

enjoys a white suite with panel bath having adjustable shower over, wash hand basin, low-level WC, tiled splashback areas, obscured double glazed window and central heating radiator.

#### OUTSIDE - COMMUNAL AREAS

Turberville Place enjoys well maintained communal areas with bin storage areas, allocated car parking space to the apartment as previously mentioned.

#### GENERAL INFORMATION

The property is leasehold. Lease details are to be confirmed, awaiting.

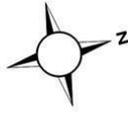
Service Charge - £1,685.50 per annum.

Ground Rent - £202.50 per annum.

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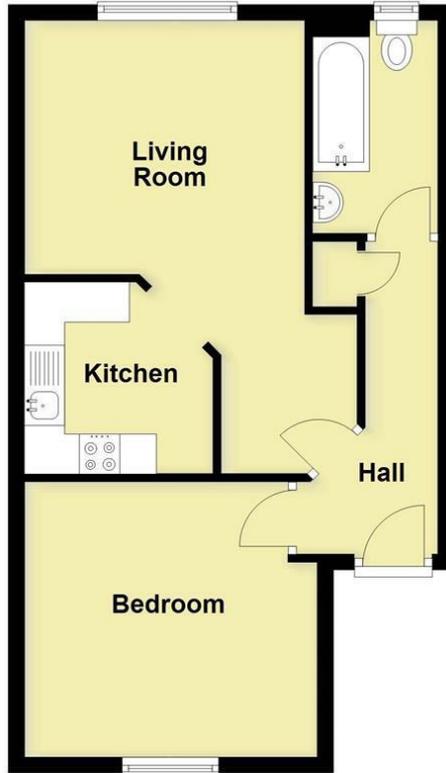
\*\*\* VERY SENSIBLE PRICE \*\*\* NO UPWARD CHAIN \*\*\* GREAT "on-its-own" PARKING SPOT \*\*\* PLEASE WATCH THE VIDEO TOUR \*\*\* A rare one bedroom, ground floor apartment with its own allocated car parking space immediately outside the apartment. Popular gated development. Living area with kitchen Off, double bedroom & bathroom with shower. Gas central heating & double glazing. Easy to reach allocated car parking space immediately outside the apartment!





### Ground Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 43.3 sq. metres (466.0 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>			
(69-80) <b>C</b>		77	78
(55-68) <b>D</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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