



Connells

Trent Place
Warwick



Property Description

A well presented two bedroom apartment, ideally situated between Warwick and Royal Leamington Spa. The property is located on the second floor which can be access via stairs or by lift. This lovely home further benefits from an allocated parking space and being sold with no onward chain.

The entrance hall has doors leading to all rooms and comes with two built in storage cupboards. The spacious lounge diner offers plenty of space to relax or entertain. There is a balcony with views of the stunning greenery and the River Avon, offering a picturesque setting to enjoy your morning coffee. The modern kitchen is well equipped with integrated appliances and worktop space, adding extra convenience for food preparation.

This light and airy home comes with two double bedrooms and a family bathroom. The primary bedrooms benefits from a built in wardrobe and its own en-suite.

The Location

Trent Place is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for good schooling, there are several good schools within a short walking distance including Emscote Infant School, Myton School and more! The property is also well located for national commuters as it is only a short drive to the A46, M40 and Warwick Parkway.

The property is within a short 5 minute drive or 25 minute walk of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. The property is also ideal for easy access into Leamington Spa and all its shops and amenities.

Entrance Hall

Spacious hallway, airing cupboard, spotlights and carpeted flooring.

Lounge Diner

18' 4" x 12' 2" plus bay window (5.59m x 3.71m plus bay window)

Double glazed window to side, carpeted flooring, balcony with space for table, chairs and lovely views of the greenery and River Avon.

Kitchen

13' x 7' 6" (3.96m x 2.29m)

Fitted with a range of wall and base units with work surface over, built in appliances including; oven, hob, extractor fan. Tiled flooring, spotlights and built in washer dryer and fridge freezer.

Bedroom One

10' 7" x 10' 1" (3.23m x 3.07m)

Double glazed window to side, built in wardrobes and carpeted flooring.

En-Suite

Fully tiled en-suite with spotlights, low level flush WC, wash hand basin, double shower and extractor fan.

Bedroom Two

10' 1" x 7' 10" (3.07m x 2.39m)

Double glazed window to side and carpeted flooring.

Family Bathroom

Fully tiled family bathroom with low level flush WC, wash hand basin, spotlights, heated towel warmer, shower over bath and extractor fan.

Balcony

There is space for a bistro table and chairs along with boasting gorgeous views of the surrounding greenery and the River Avon.

Parking

Allocated parking space.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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14 High Street
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EPC Rating: C Council Tax
Band: C

Service Charge:
2568.10

Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR106893

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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