



**Connells**

Priors Grove Close  
Warwick



## Property Description

A spacious one bedroom apartment located on the ground floor with lovely views of the surrounding greenery. This property comes with allocated parking and is being sold with no onward chain!

The property in brief comprises, spacious entrance hall, dual aspect lounge diner, modern kitchen with plenty of storage and worktop space, a light and airy double bedroom and white-suite bathroom.

Priors Grove Close is ideally located for easy access to local shops and amenities, Warwick racecourse, golf course and parks for nice walks nearby. The location is also ideal for good schooling, Aylesford School and Newburgh Primary School are both a short 15 minute walk away.

The property is a short 5 minute drive or less than a 30 minute walk into the historic 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 a 7 minute drive to St Michael's Hospital and a short 9 minute drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

## Entrance Hall

Store cupboard and carpeted flooring.

## Lounge Diner

14' 2" x 11' 6" ( 4.32m x 3.51m )

Dual aspect window and carpeted flooring.

## Kitchen

10' 1" x 5' 6" ( 3.07m x 1.68m )

Fitted with a range of wall and base units with work surface over. Space for fridge freezer and washing machine. Built in oven, gas hob and extractor fan. Window to side.

## Bedroom One

16' 7" x 10' 9" ( 5.05m x 3.28m )

Window to side and carpeted flooring.

## Bathroom

Wash hand basin, WC, tiled to splashback and shower over bath.

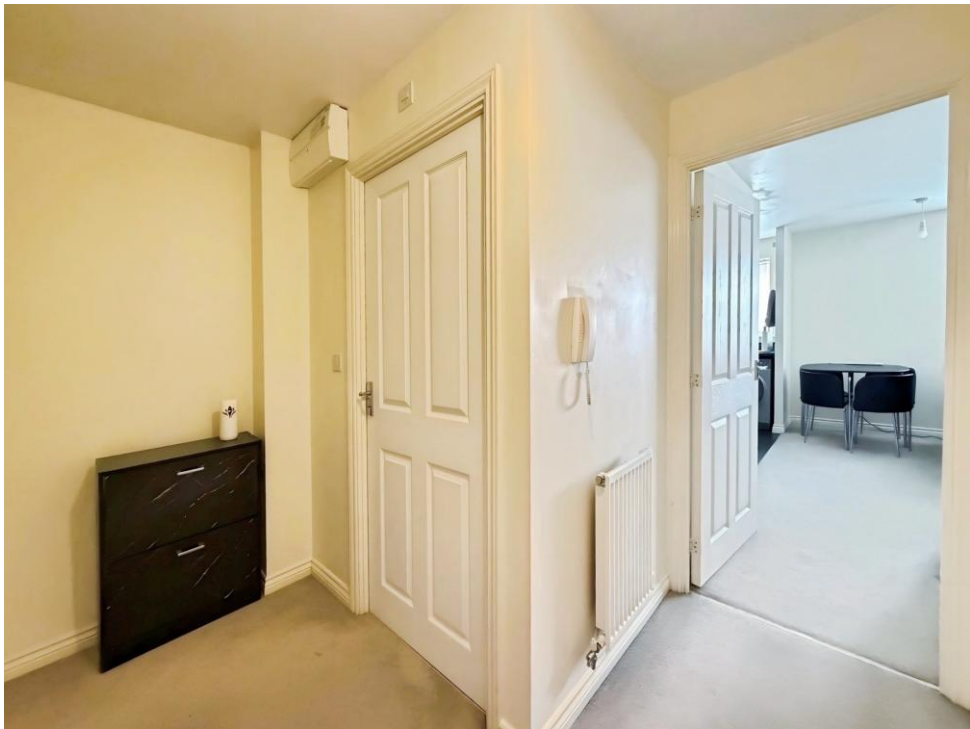
## Parking

Allocated parking space.

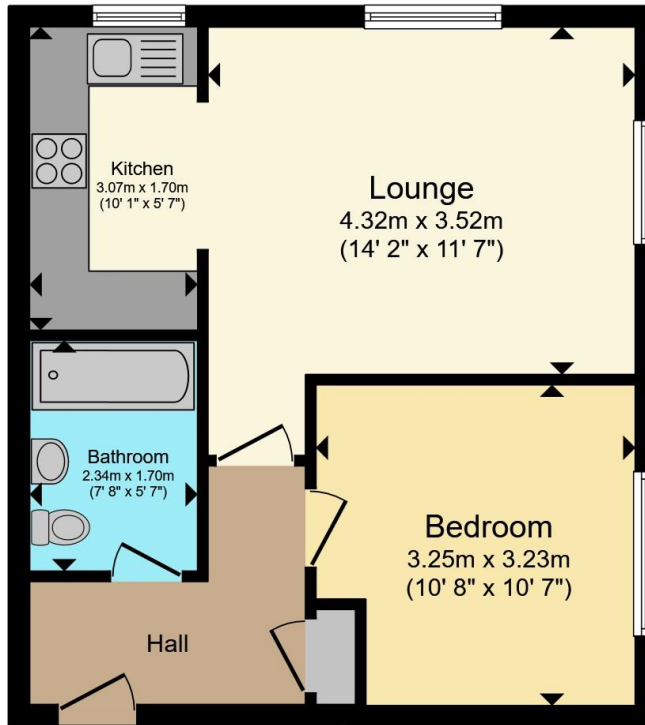
## Vendors Notes

Service charges include: External decorating, gardening, cleaning of the communal area and window cleaning.









Total floor area 42.0 m<sup>2</sup> (452 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01926 403308**  
**E [warwick@connells.co.uk](mailto:warwick@connells.co.uk)**

14 High Street  
 WARWICK CV34 4AP

EPC Rating: C Council Tax Band: B

Service Charge: 1482.00

Ground Rent: 300.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2013. 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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