Connells

Burbury Court
Warwick

Burbury Court
Warwick CV34 5LD

for sale offers over
£155,000

Property Description

A light and airy two bedroom apartment located on the ground floor and ideally located within easy reach of both Warwick and Leamington Spa. This charming home in brief comprises, entrance hall, kitchen with appliances, spacious lounge diner, modern family bathroom and two double bedrooms with wardrobes. The property further benefits from allocated parking accessed through a secure gated entrance. This property is being sold with no onward chain.

Burbury Court is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! There is a lovely park opposite the property as well as easy access to many other green spaces nearby. The location is also perfect for schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

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. There is also a bus stop right outside the property.

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. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Entrance Hall

Laminate flooring, new telecom system and boiler housed in cupboard.

Lounge Diner

14' 1" x 11' 3" (4.29m x 3.43m)

Dual aspect windows to front and laminate flooring.

Kitchen

10' 4" x 5' 7" (3.15m x 1.70m)

Fitted with a range of wall and base units with work surface over, built in oven, hob, extractor fan, tiled splashback, there is a free standing fridge freezer and washing machine. Vinyl flooring and window to side.

Bedroom One
10' 6" x 9' 2" (3.20m x 2.79m)

Window to side, laminate flooring and two wardrobes.

Bedroom Two
8' 4" to door recess x 7' 8" (2.54m to door recess x 2.34m)

Window to side, store cupboard and laminate flooring.

Bathroom

Bath with shower over, WC, wash hand basin, extractor fan, tiling to splashback.

Parking

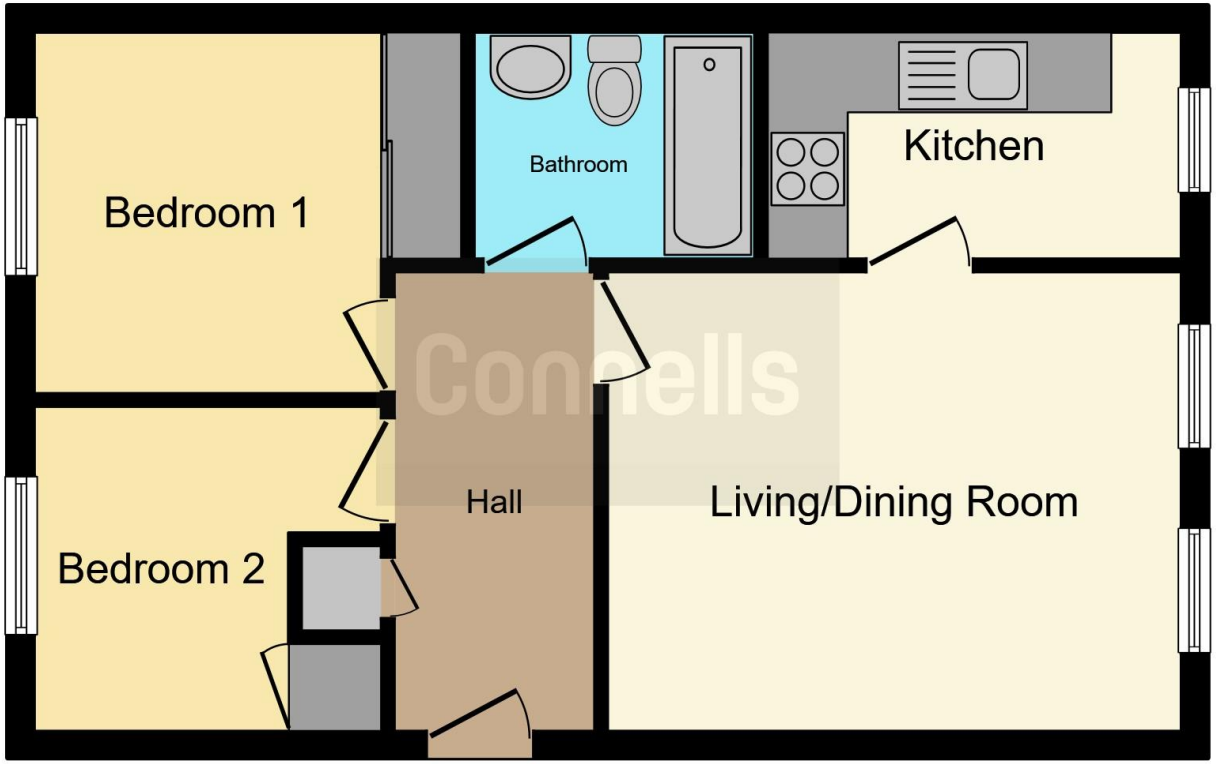
One allocated parking space accessed through gated entrance. There is also visitors parking available.

Vendors Notes

New water heater system installed.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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
WARWICK CV34 4AP

EPC Rating: C

Council Tax Band: C

Service Charge: 886.96 Ground Rent: 75.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107393

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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