

FOR SALE



West End Court, Crompton Street, Warwick

2 Bedrooms, 1 Bathroom, Apartment

Offers Over £139,000

MARTIN&CO



- Two double bedrooms
- Spacious living kitchen area
- Second floor apartment
- Newly decorated and carpeted
- Lift access
- Allocated parking
- Town centre location

This two double bedroom second floor apartment is located in the heart of Warwick town centre and benefits from a spacious living room kitchen area, two generous double bedrooms, bathroom, allocated parking and lift access. The property is located within 1 mile walk of Warwick train station and is very well priced considering the location and size. It is available with no chain and is perfect for first time buyers or investors.

APPROACH The property can be accessed from West Street via a secured gated entrance or from the rear off Crompton Street. The communal areas have stairs rising to all floors with lift accessing all floors. The apartment is located on the second floor with a private entrance door

ENTRANCE HALL With wall mounted storage heater, airing cupboard housing the hot water cylinder, wall mounted electric fuse box which was refitted in May 2021 including Economy seven and doors off living room, bedrooms and bathroom.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LIVING ROOM 14' 1" x 11' 3" (4.29m x 3.43m) With two double glazed windows to the rear, feature fireplace, television point, two wall mounted storage heaters, telephone entry system and archway through to the kitchen.

KITCHEN 9' 11" x 9' 9" (3.02m x 2.97m) With wall and base mounted units with complementary work surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit, tiling to splash back areas, electric cooker point with extractor hood over, space and plumbing for washing machine and space for fridge.

BEDROOM 13' 7" x 9' 2" (4.14m x 2.79m) With double glazed window to the front, television point, telephone point and wall mounted storage heater.

BEDROOM 13' 7" x 9' 5" (4.14m x 2.87m) With double glazed window to the front, television point and wall mounted electric panel heater.

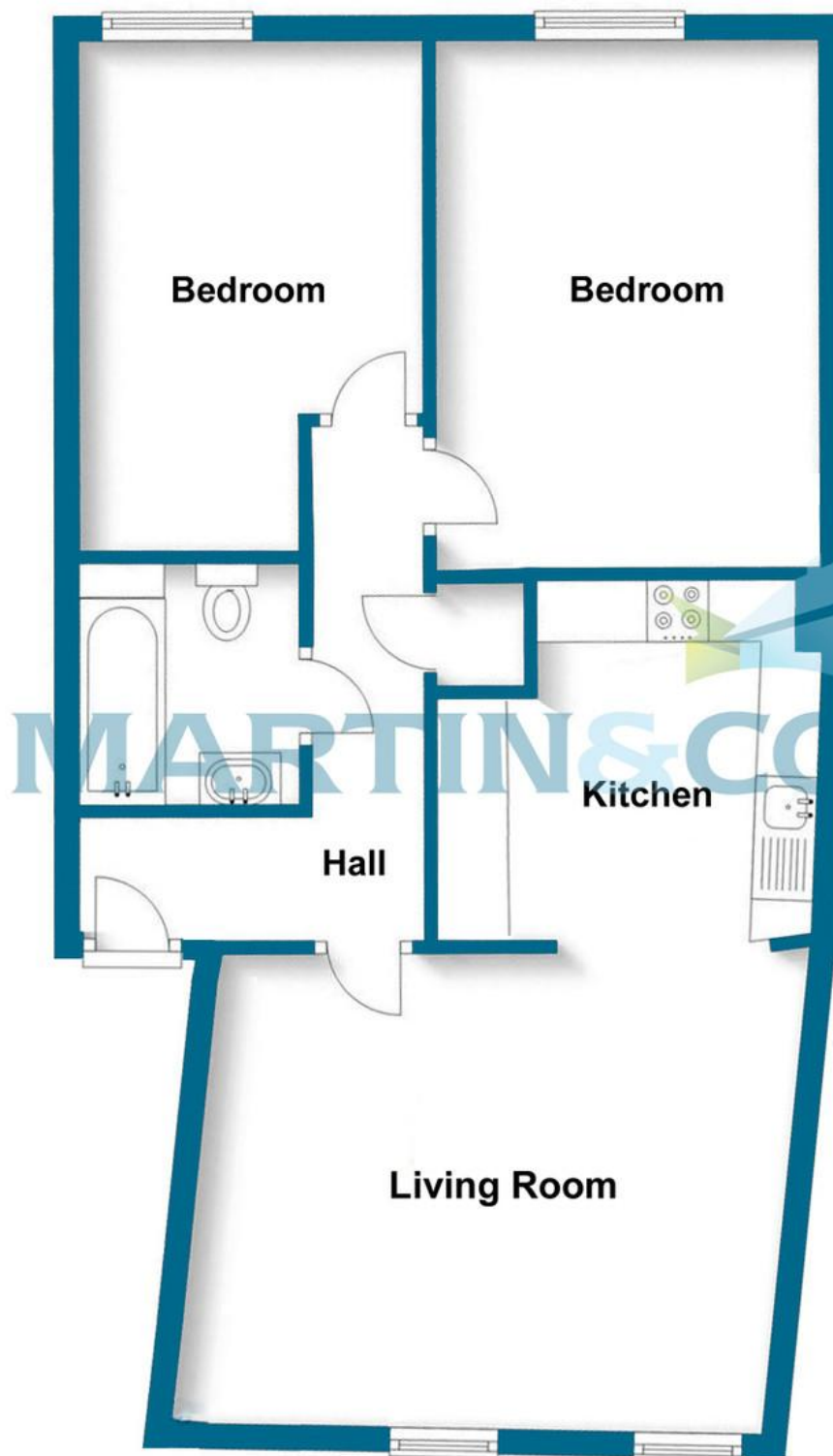


BATHROOM White suite comprising of a panelled bath with wall mounted mixer shower over, wash hand basin, low level W.C, tiling to the splashback areas and extractor fan.

OUTSIDE There is one allocated parking space to the rear.

TENURE We understand the property is leasehold with a 125 year lease from September 1989 and a ground rent of £50.00 per annum. The service charge is approximately £290.00 per calendar month, this information should be checked and verified by your legal representative.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.