



Romani Close, , Warwick, CV34 4TY

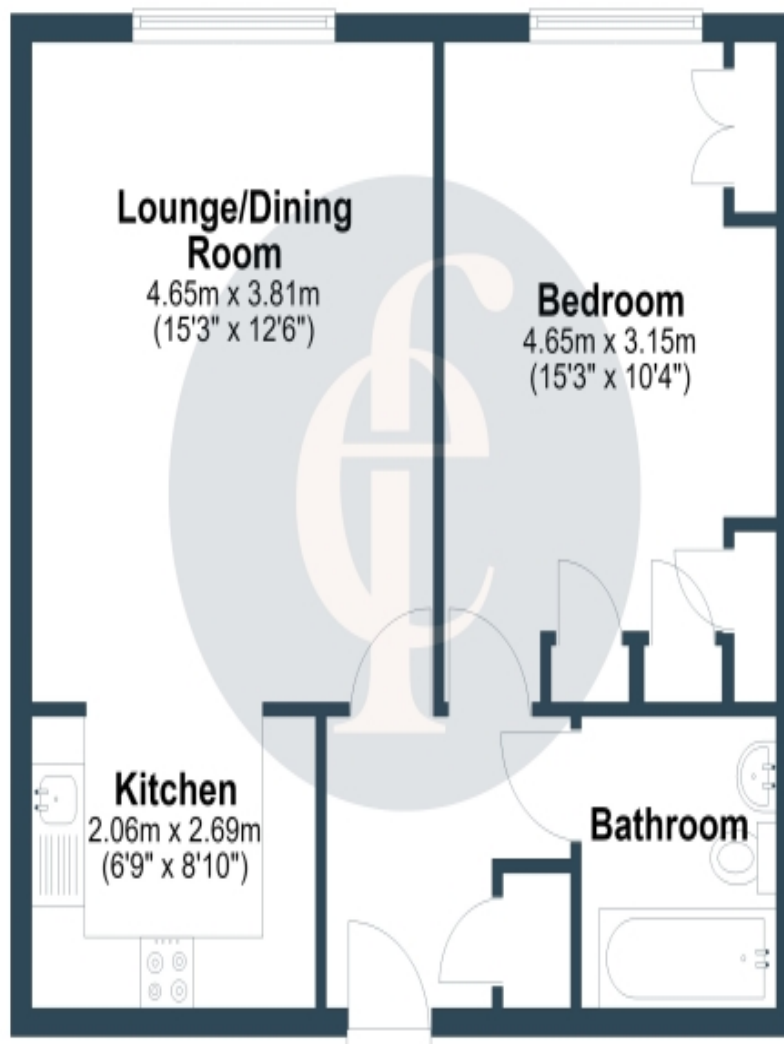
Offers In Excess Of £150,000





## Ground Floor

Approx. 48.1 sq. metres (517.5 sq. feet)



Total area: approx. 48.1 sq. metres (517.5 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 78 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

A modern first-floor apartment just a short stroll to Historic Warwick town centre, and all the hustle and bustle of the restaurants, cafes, and shops. Positioned close to Diamond Jubilee Wood, Warwick Racecourse, Golf Centre, and railway station.

The current owner presents the accommodation to a high standard, drenched in natural light throughout. Ideally purchased for a first-time or investment purchase. We love the position, presentation, and proportions on offer. If you are looking to purchase a perfect one-bedroom apartment in a highly regarded development, then this is the home for you.

The property boasts allocated parking for one car and a further visitor space. The first floor is accessed via a communal, well-maintained entrance leading to the first and second floors,

Number 26 is accessed via a private, spacious hallway providing plenty of storage via an airing cupboard.

The sitting-through dining room offers ample space for relaxing and dining with views of the front aspect. The kitchen is open-plan to the living space but also feels slightly separate.

Offering a range of wall and base units with an integrated electric hob, oven, and fridge freezer. There is space for a washing machine and stylish fitted Karndean flooring.

The master bedroom is of a generous size with fitted wardrobes, overhead cupboards and draws.

Completing the accommodation is the bathroom with a shower over the bath and a heated towel rail.

As mentioned, outside is a lawned communal garden, and as mentioned, allocated parking.

Viewing is advised.

We understand the property to be Leasehold with 112 years remaining. We further are informed there is a service charge is £1800 per annum and a ground rent of £235 paid per six months. This must be verified by a solicitor.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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