



# Tatler Close Warwick CV34 5GE

for sale offers over  
**£180,000**



## Property Description

A light and airy one bedroom apartment with allocated parking and no onward chain. The property in brief comprises, entrance hall, spacious lounge diner with plenty of natural light, well appointed kitchen with integrated appliances, double bedroom with built in mirrored wardrobes and a modern family bathroom.

Tatler Close 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 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.

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. The property is also ideal for easy access into Leamington Spa and all of its shops and amenities.

## Communal Entrance

Well-maintained communal entrance. With stairs and a lift rising to all floors.

## Lounge Diner

22' 10" x 12' 6" ( 6.96m x 3.81m )

Open plan space with laminate flooring. Patio doors.

## Kitchen

Modern kitchen fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There are integrated appliances to include; an electric oven, electric hob with cooker hood over, dishwasher, washing machine and a fridge/freezer. Comprising soft close cupboards, ceiling spotlights and a double glazed window to side elevation.

## Bedroom One

12' 6" x 12' 6" ( 3.81m x 3.81m )

Mirrored wardrobes, carpeted flooring and window.

## Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, fully tiled walls and flooring, a shaver point, chrome heated towel rail and an extractor fan.

## Parking

Allocated parking space

## 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.





Total floor area 55.4 m<sup>2</sup> (596 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)

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14 High Street  
WARWICK CV34 4AP

EPC Rating: D Council Tax  
Band: B

Service Charge:  
2250.00

Ground Rent:  
250.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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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