





Property Description

A fantastic opportunity to acquire a well-presented one bedroom apartment in a highly convenient Warwick location. Located within the sought-after Ansell Court development, this attractive apartment enjoys easy access to Warwick town centre, Warwick railway station and a wide range of local amenities, making it an excellent choice for first-time buyers, professionals and investors alike.

The accommodation comprises a welcoming entrance hall leading to a generous lounge, offering ample space for both relaxation and entertaining. The fitted kitchen provides a range of wall and base units with practical workspace and storage as well as ample dining space. The property further benefits from a spacious double bedroom and a well-appointed bathroom, creating a comfortable and functional layout throughout.

Externally, residents enjoy the benefit of secure allocated parking together with well maintained communal areas. The development is set back from the road and offers a pleasant residential setting whilst remaining conveniently close to transport links and Warwick's historic town centre. Combining a desirable location with well proportioned accommodation, this apartment represents an excellent opportunity for those looking to step onto the property ladder, expand their investment portfolio or downsize to a low-maintenance home.

Open Plan

Lounge

16' 3" x 13' (4.95m x 3.96m)
Window to front, eaves storage with attic access and wood style flooring.

Kitchen / Diner

13' x 11' 9" (3.96m x 3.58m)
Fitted with a range of wall and base units with work surface over, sink and drainer and tiled splashback. Appliances include a 4 ring gas hob, electric oven and cooker hood. There is also a washing machine and fridge and freezer. Window to rear, wood style flooring and ample dining table space.

Bedroom One

12' 11" x 10' 10" (3.94m x 3.30m)
Window to front and carpeted flooring.

Bathroom

Bath with shower over, WC, pedestal wash hand basin, eaves storage and window to rear.

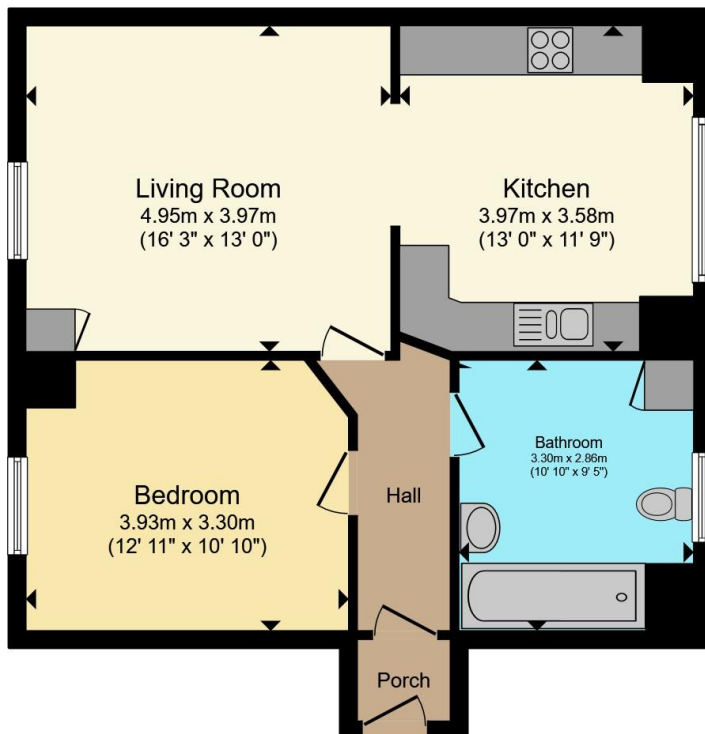
Parking

Allocated parking.

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 61.1 m² (658 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

Connells



To view this property please contact Connells on

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14 High Street
WARWICK CV34 4AP

EPC Rating: C

Council Tax
Band: B

Service Charge:
1338.67

Ground Rent:
150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR105359

This is a Leasehold property with details as follows; Term of Lease 150 years from 14 Dec 2006. 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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