



Romani Close

Warwick, Warwickshire, CV34 4TY























Romani Close

Well-Presented One Bedroom Apartment | Allocated Parking | Ideal First-Time Buy or Investment

Situated within the popular and well-maintained Romani Close development, this spacious one-bedroom apartment offers well-balanced accommodation in an excellent location, just a short walk from Warwick town centre, Warwick Racecourse and the railway station.

Ideal for first-time buyers, professionals or investors, the property enjoys a bright and practical layout with the added benefit of allocated parking and attractive communal grounds.

The accommodation briefly comprises a welcoming entrance hall leading into a spacious open-plan living and dining room, providing ample space for both relaxing and entertaining. The adjoining fitted kitchen is well equipped with a range of wall and base units, generous worktop space and integrated cooking appliances. The double bedroom is generously proportioned and offers space for wardrobes and additional furniture, while the bathroom is fitted with a modern white suite comprising a bath with shower over, wash hand basin and WC.

Externally, the apartment benefits from an allocated parking space together with additional visitor parking and well-maintained communal gardens.

The property is offered with no onward chain, making it an ideal opportunity for buyers looking for a straightforward purchase.

Tenure

Leasehold - 125 years from and including 1st Nov 2023.
102 Years remaining

Annual service charge £1355.76

Annual ground rent £180

Location - Warwick

Romani Close enjoys a convenient position on the northern side of Warwick, within easy walking distance of the historic town centre. Warwick offers an excellent selection of independent shops, cafés, restaurants, public houses and supermarkets, together with the renowned Warwick Castle and St Nicholas Park.

For commuters, Warwick Railway Station and Warwick Parkway are both easily accessible, providing direct rail services to Birmingham and London Marylebone. The A46, M40 (Junction 15) and wider Midlands motorway network are also within easy reach, making this an excellent location for those travelling throughout the region.

Warwick is a historic market town and the county town of Warwickshire, England, situated on the River Avon and famous for its magnificent Warwick Castle.

The town centre boasts charming medieval and 17th-century architecture, including the 14th-century timber framed buildings of Lord Leicester Hospital and the impressive Collegiate Church of St. Mary, offering historical insights and picturesque views.

Services

Mains water, electricity, drainage and telephone.

Local Authority

Warwick District Council.

Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website

For more information visit spaestates.com

Opening Hours: Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am – 1.00 pm







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total floor area 46.0 m² (495 sq.ft.) approx

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