



**69 Turberville Place**

Warwick **CV34 4JZ**

Offers Over £175,000

# 69 Turberville Place

This modern purpose-built second floor apartment is conveniently located within walking distance of all amenities in Warwick town centre, Incorporating gas fired central heating together with UPVC double glazing, the accommodation is considered ideal for first-time purchasers, or as a possible buy-to-let investment with the accommodation including two double bedrooms with en suite facilities to the master. Externally there is one allocated car parking space in the gated car park immediately alongside Turberville Place.

## LOCATION

Turberville Place lies off Saltisford, a short distance west of Warwick town centre. All amenities within the town centre are accessible on foot, including Warwick's wide array of independent retailers, restaurants and bars, St Nicholas Park and Warwick Castle. There are excellent local road links available to neighbouring towns and centres, including Leamington Spa, along with links to the Midland motorway network, notably the M40. Regular commuter rail services operate from both Warwick and Warwick Parkway stations.

## ON THE GROUND FLOOR

### COMMUNAL ENTRANCE HALLWAY

Which is protected by a telephone entry system and from which stairs ascend to:-

### SECOND FLOOR LEVEL

Where a private entrance door gives access to enclosed porch entrance with inner entrance door to the apartment itself and:-

### RECEPTION HALLWAY

With wood grain effect flooring, central heating radiator, entry telephone, central heating thermostat and panelled style doors radiating to:-

### LOUNGE/DINING ROOM

4.29m max x 4.01m (14'1" max x 13'2")

With UPVC double glazed window and central heating radiator.

## KITCHEN

2.92m x 2.90m (9'7" x 9'6")

Fitted with a range of light wood grain units comprising base cupboards and drawers with roll edged worktops over and ceramic tiled splashbacks, a range of coordinating wall cabinets, one of which conceals the Baxi gas fired combination boiler, integrated appliances comprising inset stainless steel four burner gas hob with matching stainless steel filter hood over and fitted electric oven below, integrated fridge freezer together with integrated dishwasher, tile effect flooring, central heating radiator, UPVC double glazed window and ceiling downlighters.

## BEDROOM ONE

3.45m x 4.01m max (11'4" x 13'2" max)

- into door recess.

With fitted wardrobing, UPVC double glazed window, central heating radiator and door to:-

## EN SUITE SHOWER ROOM

With white fittings comprising low level WC, pedestal wash hand basin with mixer tap, corner shower enclosure with fitted shower unit and glazed doors giving access, central heating radiator, tile effect floor covering, ceiling extractor and ceiling downlighters.

## BEDROOM TWO

3.99m x 2.64m (13'1" x 8'8")

With fitted wardrobing, UPVC double glazed window and central heating radiator.

## Features

Purpose Built Second Floor Flat

Convenient Warwick Location

Lounge/Dining Room

Kitchen

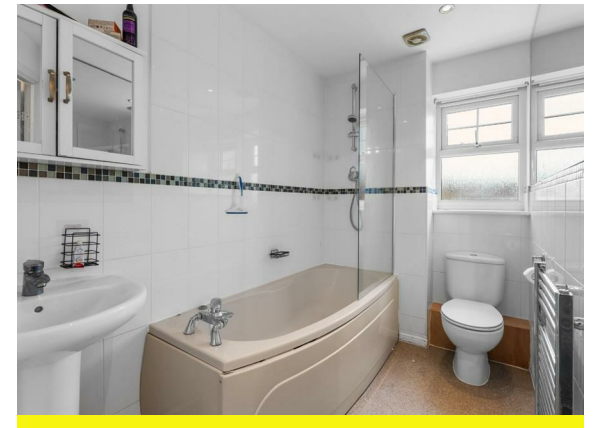
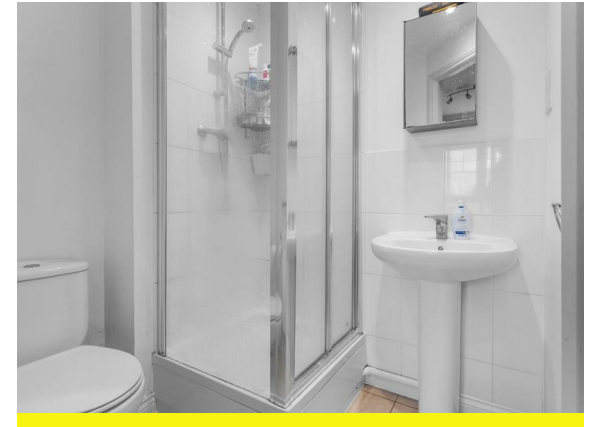
Two Double Bedrooms

Two Bathrooms

Allocated Parking Space

Ideal First-time Buy

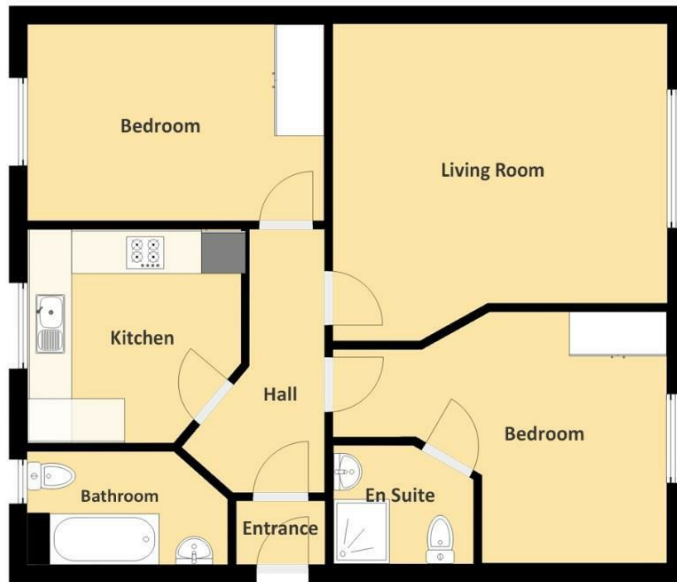




# Floorplan

Internal Living Area 649sq ft / 60.30m2

## SECOND FLOOR



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band C - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com