



Trent Place Warwick CV34 5FW

for sale
£220,000



Property Description

A well presented two bedroom apartment, ideally situated between Warwick and Royal Leamington Spa. The property is located on the ground floor and can be access through its own private door or through the communal doors. This lovely home further benefits from an allocated parking space and being sold with no onward chain.

The entrance hall has doors leading to all rooms and comes with two built in storage cupboards. The spacious lounge diner offers plenty of space to relax or entertain. The modern kitchen is well equipped with integrated appliances, ample storage and worktop space, adding extra convenience for food preparation.

This light and airy home comes with two double bedrooms and a family bathroom. The primary bedrooms benefits from a built in wardrobe and its own en-suite.

The Location

Trent Place 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 good schooling, there are several good schools within a short walking distance including Emscote Infant School, Myton School and more! The property is also well located for national commuters as it is only a short drive to the A46, M40 and Warwick Parkway.

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

Entrance Hall

Store cupboard housing water tank, Telcom, spotlights and laminate flooring.

Lounge

18' 5" x 12' (5.61m x 3.66m)

Window to front, door to front and laminate flooring.

Kitchen

13' 11" x 7' 7" (4.24m x 2.31m)

Fitted with a range of wall and base units with work surface over, tiled flooring, built in dishwasher, oven, electric hob, electric extractor fan and fridge freezer.

Bedroom One

14' 7" x 10' 1" (4.45m x 3.07m)

Two wardrobes and carpeted flooring.

Ensuite

Double shower, WC and wash hand basin.

Bedroom Two

10' 1" x 8' (3.07m x 2.44m)

Window to side and carpeted flooring.

Bathroom

Wash hand basin, WC, shower over bath, spotlights and fully tiled.

Parking

Allocated parking space.

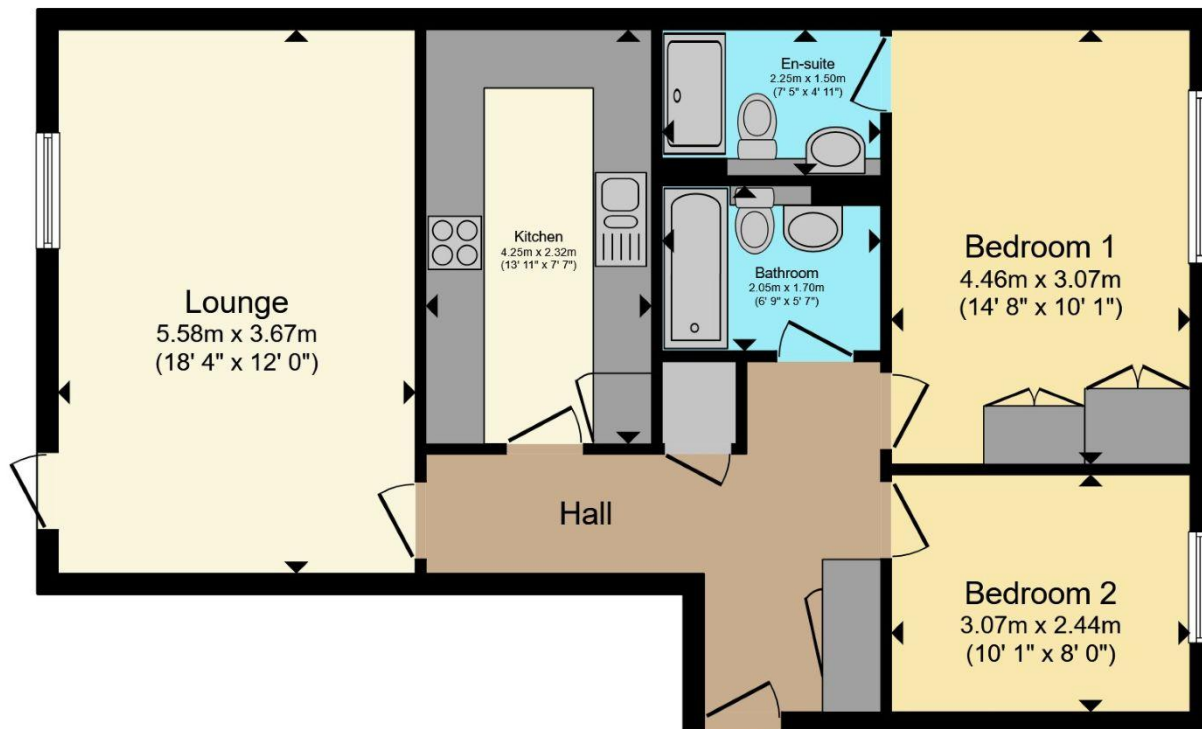
Vendors Notes

New carpets in both bedrooms.

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 71.9 m² (773 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: C

Service Charge:
1282.39

Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107666

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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