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10, Romani Close, Warwick

Guide Price £150,000

A well-presented purpose-built two-bedroom top-floor apartment offering spacious and well-proportioned accommodation together with the benefit of allocated parking. This popular development is conveniently positioned just a few minutes from the historic county town centre, whilst also providing excellent access to the A46, Junction 15 of the M40, and both Warwick and Warwick Parkway railway stations, making it ideal for commuters. The accommodation briefly comprises secure communal entrance, private entrance hall, living room open to a fitted kitchen, principal bedroom with Juliet balcony and en-suite bathroom room, second bedroom and a main bathroom.

Offered for sale with no upward chain, the property would make an ideal first-time purchase, investment, or convenient lock-up-and-leave home. Energy Rating D.

Location

Situated within a well-regarded modern development, just walking distance to the town centre, Warwick Station and Warwick Parkway, giving access to Birmingham and London on the Chiltern line. Easy access is also afforded to other major centres including Leamington Spa, Stratford upon Avon, Coventry, Kenilworth and Solihull. The nearby junction 15 of the M40 gives access to the Midlands motorway network, and Birmingham International Airport is within easy reach.

Communal Entrance

Having a security entry system and stairs to the Second-floor landing. A solid entrance door with a spyhole leads into:

Entrance Hall

Wall-mounted electric panel heater and entry phone system. Built-in cupboard accommodating the Pulsacoil hot water tank. Doors to:

Living Room

15'6" x 10'2" (4.73m x 3.10m)

Wall-mounted electric panel heater, double-glazed window to the front aspect. Opening to:

Kitchen

11'8" x 5'6" (3.58m x 1.69m)

Range of matching base and eye level units, complementary worktops and tiled splashbacks. Electric oven and hob with extractor unit over. Space for an upright fridge/freezer, space and plumbing for a domestic appliance and a wood-effect floor.

Bedroom One

12'5" x 10'5" (3.81m x 3.19m)

Wall-mounted electric panel heater, double-glazed double-opening doors with double-glazed side screens overlooking communal gardens with a Juliet balcony.

En-Suite Bathroom
White suite comprising bath with Hydramax shower system over and glazed shower screen, WC, pedestal wash hand basin, heated towel rail, shaver point and extractor fan.

Bedroom Two
13'4" x 6'9" (4.07m x 2.07m)
An electric panel heater and a double-glazed window to the front aspect.

Main Bathroom
White suite comprising WC, pedestal wash hand basin, bath with Hydramax shower system over and glazed shower screen. Heated towel rail, shaver point and extractor fan.

Outside
The Romani Close development offers private parking for residents. Car parking space No.108.

Tenure
We believe the property to be Leasehold. The agent has not checked the legal status to verify the property's Leasehold status. The Purchaser is advised to obtain verification from their legal advisers. We are told that the lease is for 125 years, commencing on 1st November 2003. Service charge is currently circa £2,244.00 PA. Ground rent is £160 due 1st January 2025 and £160.00 due 1st July 2025. Yearly Total £320.00.

Services
All mains services are understood to be connected with the exception of gas. NB, We have not tested the heating, domestic hot water system, kitchen appliances, or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax
The property is in Council Tax Band "C" - Warwick District Council

Postcode
CV34 4TY

10 Romani Close

Gross Internal Area: 670 sq ft 62.2 sq m

Floor plans are for illustration purposes and are not to scale.

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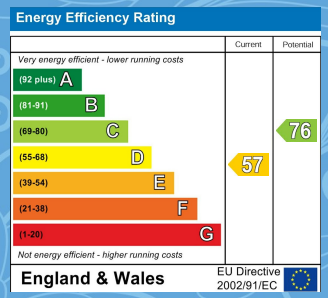

Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

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