



**Connells**

Mitchell House The Butts  
Warwick

# Mitchell House The Butts Warwick CV34 4ST

for sale offers over  
**£170,000**



## Property Description

A beautifully presented, one bedroom apartment situated on the first floor. Mitchell House apartment is ideally located on the first floor and boasts a balcony, allocated parking and no onward chain. The gorgeous home comes with a balcony with space for a table and chairs as well as featuring views of the church.

The entrance hall comes with a storage cupboard and has doors leading to all rooms. The lounge diner is dual aspect and features the balcony. The kitchen offers plenty of storage, pantry and worktop space and comes off the lounge diner, making hosting more convenient. The bedroom is also generous in size and the family bathroom is a modern white suite.

## The Location

This lovely home is less than a 10 minute walk into the historic 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. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for national commuters as is only a short drive to the M40 and Warwick Parkway park and only a couple of minutes walk to Warwick train station making this home ideal for frequent visitors to London. You are never a few minutes away by car to scenic countryside and rolling hills and Warwick has lots to do for people who enjoy outdoor pursuits.

## Entrance Hall

Vinyl flooring and storage cupboard.

## Lounge Diner

16' 6" x 11' ( 5.03m x 3.35m )

Balcony to front and window to side and newly carpeted flooring.

## Kitchen

9' 7" x 9' 1" ( 2.92m x 2.77m )

Fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, tiled to flashback, space for fridge freezer, washer/dryer, gas hob and oven. Large pantry and extractor fan.

## Bedroom One

13' 8" x 9' 1" ( 4.17m x 2.77m )

Window to front and newly carpeted flooring.

## Bathroom

Fully tiled bathroom fitted with a shower cubicle, WC, wash hand basin, chrome towel rail and window to rear.

## Parking

One allocated parking space.

Parking space is labelled as space 5

## Vendors Notes

Vendor has stated the furniture is negotiable.

Vendor has stated pets are allowed and cannot find any restrictions on paperwork.









### Ground Floor

Total floor area 47.2 m<sup>2</sup> (508 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](http://www.propertybox.io)



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14 High Street  
 WARWICK CV34 4AP

EPC Rating: C Council Tax Band: B

Service Charge: 118.44 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR107615](http://connells.co.uk/Property/WAR107615)**

This is a Leasehold property with details as follows; Term of Lease 111 years from 18 May 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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