



## 1 Bed Flat

2 Priory Walk Cross Street  
Warwick  
CV34 4JE

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £118,000



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A rare opportunity to acquire a ground floor, one bedroom retirement apartment forming part of this popular town centre development which benefits from access to all the facilities of the county town centre together with, a residents' lounge and guest suite which is available to rent. Requires some updating hence a sensible asking price.

Front door opens into the

#### RECEPTION HALL

with night storage heater, large walk-in shelved airing cupboard with newly installed hot water tank.

#### LIVING ROOM

12'8" x 9'6"

with feature fire setting, coved ceiling, double glazed window, electric night storage heater, and television aerial point.

#### BREAKFAST KITCHEN

11'5" x 6'7"

with roll edge work surfacing incorporating a one and a quarter bowl sink with mixer tap, beneath is space and plumbing for washing machine and under counter appliance. Two cupboards, cooker hood, tiled splashback, and double glazed window.

#### DOUBLE BEDROOM

12'10" x 8'1"

double bedroom measures 3.93 m x 2.48 m with electric night heater and double glazed window and fitted double door wardrobe.

#### BATHROOM

has a coloured suite with panel bath, wash hand basin, low-level WC, shower fitted above the bath and extractor fan.

#### COMMUNAL AREAS

Priory Walk enjoys well-maintained communal areas with a central block paved courtyard and flower and shrubbery borders with established plants and trees.

#### BRICK BUILT GARDEN STORE

The property also enjoys a small brick built garden store with timber gate.

#### COMMUNAL PARKING AREA

#### GENERAL INFORMATION

All main services are connected except gas.

Leasehold information

The property offers a 120 year lease from the 29th April, 1988 with 82 years remaining. Ground rent or £40 rising throughout the term to £160. Annual service charge is £1,490.85

Guest suite charges - £10 per night, £5 for extra nights and a maximum of 5 nights.





## Ground Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 39.3 sq. metres (423.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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>	71	79
(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

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