



Connells

Hill Street
Warwick



Property Description

A fantastic opportunity for first time buyers, downsizers or investors. This lovely home is a ground floor apartment with access to on street parking without needing a permit. Hill Street is perfectly located for accessing Warwick, Royal Leamington Spa and excellent travel links.

This delightful home in brief comprises, entrance hall with large storage cupboard, spacious lounge diner with separate kitchen, modern bathroom and a good size double bedroom.

This gorgeous home is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more!

The property is within a short 5 minute drive or 20 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. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is ideal for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London. It is also a 20 minute walk to Warwick station!

Entrance Hall

Store cupboard.

Lounge Diner

16' 1" x 10' 4" (4.90m x 3.15m)

Window to side and carpeted flooring.

Kitchen

10' 10" x 5' 7" (3.30m x 1.70m)

Fitted with a range of wall and base units with work surface over, space for fridge freezer, washing machine. Built in oven, electric hob and extractor fan, tiled to splashback and window to side.

Bedroom One

10' 11" x 10' 10" (3.33m x 3.30m)

Window to side, wardrobes and carpeted flooring.

Bathroom

Shower over bath, WC, wash hand basin, chrome towel rail and window to side.

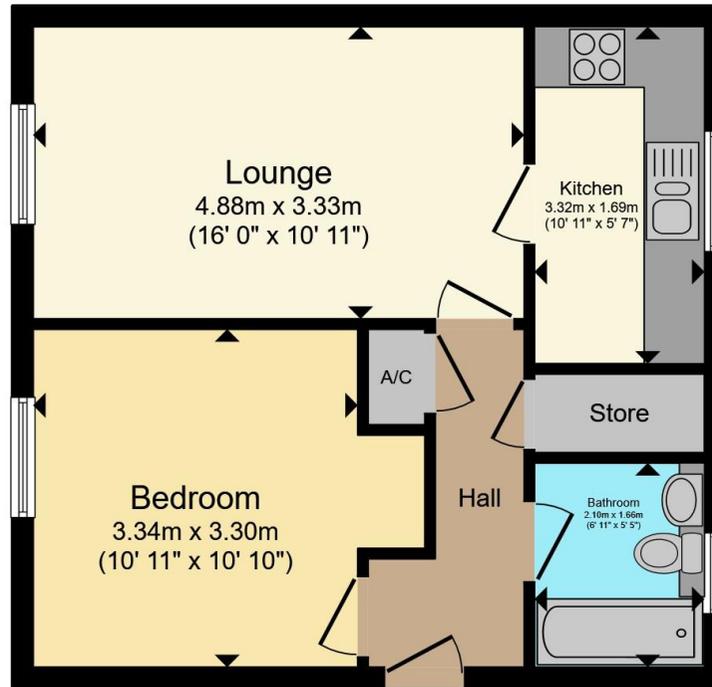
Parking

On street parking.









Floor Plan

Total floor area 42.2 m² (454 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



To view this property please contact Connells on

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14 High Street
 WARWICK CV34 4AP

EPC Rating: D Council Tax Band: A

Service Charge: 1494.14

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107568

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Nov 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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