



Connells

Garden Court
Warwick



Property Description

A well presented two bedroom retirement property located on the first floor overlooking the communal area with mature trees and shrubbery. This property comes with residents parking and is being sold with no onward chain, ideal for downsizers. This lovely retirement home offers a wealth of natural light throughout.

The entrance hall comes with two storage cupboards and leads off to all rooms. The lounge diner is dual aspect, inviting plenty of natural light. The kitchen is well equipped with storage and worktop space, ideal for food preparation. There are two light and airy double bedrooms with bedroom one further benefiting from built in storage.

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

Airing cupboard and large storage cupboard.

Lounge Diner

14' 8" x 10' 1" (4.47m x 3.07m)

Carpeted flooring and dual aspect windows to the front and side.

Kitchen

8' 10" x 7' 8" (2.69m x 2.34m)

Fitted with a range of wall and base units with work surface over, space for fridge and washer dryer. Cooker and hob (new 2020). Stainless steel sink and drainer, tiled to splashbacks. Vinyl flooring and window to rear.

Bedroom One

11' 5" x 11' 2" (3.48m x 3.40m)

Dual aspect windows to front, large cupboard with built in hanging rail and carpeted flooring.

Bedroom Two

9' 11" x 7' 7" (3.02m x 2.31m)

Carpeted flooring and dual aspect windows to rear and side.

Bathroom

Walk in shower, WC, wash hand basin, chrome towel rail, tiled, vinyl flooring and window to rear.

Parking

Residents parking available.

Vendor Notes

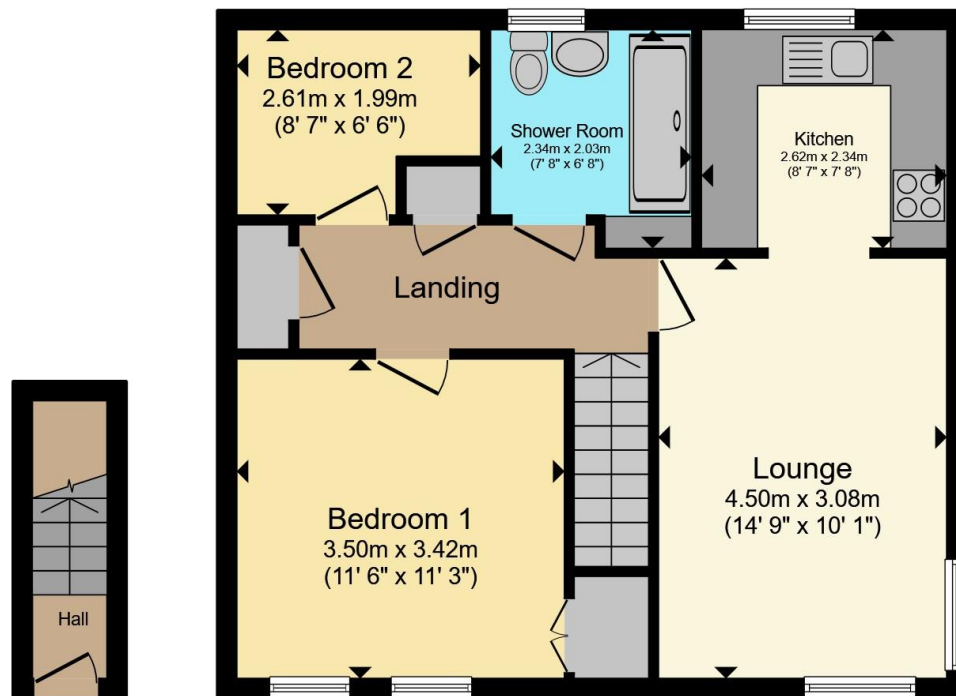
PLEASE NOTE: The Walnut tree in the courtyard is a protected tree.

PLEASE NOTE: The properties fronting the road area are in the conservation area.

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.





Ground Floor

First Floor

Total floor area 55.0 m² (592 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

T 01926 403308

E warwick@connells.co.uk

14 High Street
WARWICK CV34 4AP

EPC Rating: D

Council Tax
Band: B

Service Charge:
1846.50

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107604

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1989. 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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