Two bedroom, retirement apartment.

5 Garden Court Priory Road
Warwick
CV34 4XW

MARGETTS
ESTABLISHED 1806

Price Guide £160,000

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**** UNDER OFFER ** A rare opportunity to acquire a ground floor, two bedroom, retirement apartment with its own independent entrance hall, forming part of a popular town centre retirement development and is offered with no upward chain. The property benefits from double glazing, fitted kitchen, and bathroom, and is sensibly priced. Well worth a personal visit.**

Front door opens into

RECEPTION HALL
with coved ceiling and electric panel heater. Door opens to a large linen cupboard with slatted wood shelving and hot water heater, and further large under stairs storage cupboard.

LIVING ROOM
13'10" x 14'8" into bay reducing to 12'4"
with large double glazed bay window to the front, electric panel heater, coved ceiling, double glazed window to the side, television connection, and telephone point. (We understand there is a shared free view access).

FITTED KITCHEN
8'10" x 5'10"
with roll edge work surfacing incorporating single drainer, stainless steel sink unit with mixer tap and a Bosch four ring induction hob. Base units beneath and tall larder cupboard incorporating the electric fan oven. Range of eye-level wall cupboards with cooker hood, space under counter for refrigerator and space and plumbing for washing machine, tiled floor, tiled splashback areas, and double glazed window.

MASTER BEDROOM
13'5" inc wardrobes x 9'5"
with wall mounted electric heater, two double glazed windows, telephone connection point, coved ceiling, and the dimensions include a three door range of fitted wardrobes.

BEDROOM TWO
13'5" into recess reducing to 9'0" x 5'10"
with electric panel heater, double glazed window, and coved ceiling.

APARTMENT SHOWER ROOM
with fully tiled shower cubicle with a Triton millennium adjustable shower, low-level WC, wash hand basin, shaver point, large tiled areas, and heated electric towel rail.

OUTSIDE
The property enjoys well-maintained communal areas with communal parking and patio and pedestrian access via the side of the property to Priory Road.

GENERAL INFORMATION
The property is leasehold with a Lease of 125 years from 24th June, 1989.
Service charge is approximately £1,250 per and ground rent is a peppercorn.

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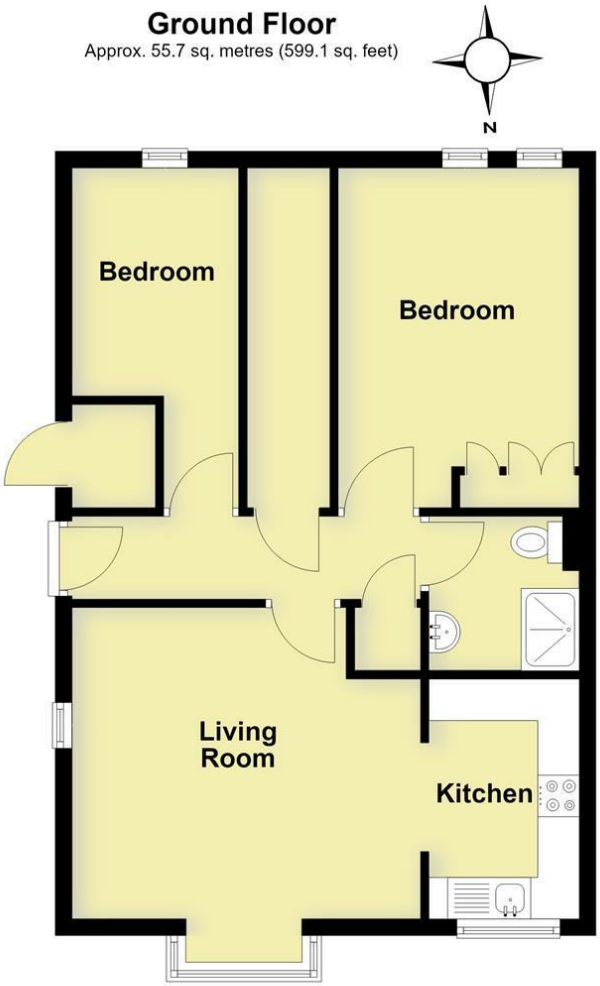
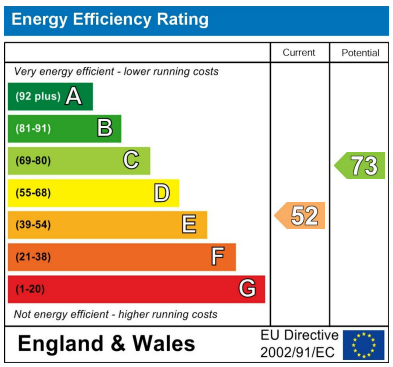
Ground Floor

Approx. 55.7 sq. metres (599.1 sq. feet)



Total area: approx. 55.7 sq. metres (599.1 sq. feet)

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



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