

ehB
RESIDENTIAL

Your Property - Our Business



14, Chandley Wharf, Warwick

Price Guide
£159,950



This well-presented ground-floor one-bedroom canalside apartment is situated within this popular modern development.

The accommodation benefits from its own private entrance and comprises a living room with fitted kitchen off, inner hallway, double bedroom, and bathroom. Further benefits include double glazing, an electric heating system, allocated parking, and attractive rear views overlooking the Grand Union Canal.

Offered for sale with no upward chain.
Energy Rating: D.

Location

Chandley Wharf forms part of a modern development of apartments and townhouses occupying an excellent location approximately a mile from the county town centre and convenient for Warwick Hospital, Warwick rail station, the A46, junction 15 of the M40, and Warwick Parkway rail station, providing excellent commuter links.

Approach

Private composite entrance door into:

Entrance Hall

With access to the Hallway, the open-plan Kitchen/Lounge, and an electric panel heater.



Lounge Area

12'4" x 9'10" (3.77m x 3.01m)

Large double-glazed window to the front aspect offering Canal views.

Kitchen Area

8'8" x 6'9" (2.65m x 2.07m)

The kitchen area features decorative tiled flooring and is fitted with a range of base and eye-level white fronted units, complemented by tiled splashbacks and a contrasting work surface. There is an inset stainless steel double sink with chrome mixer tap, along with an integrated electric oven and grill, four-ring induction hob, and extractor hood over. Additional appliances include a freestanding Hotpoint fridge/freezer, with space and plumbing for a washing machine.



Inner Hallway

Two airing cupboards, one housing the immersion heater and shelf storage, the other offering substantial shelf/storage space.

Double Bedroom

12'2" x 9'3" (3.71m x 2.84m)

Double room with a double-glazed window to the front aspect overlooking the canal, and a wall-mounted electric panel heater.

Bathroom

Partially tiled suite with decorative fully tiled shower and bath enclosure, three-piece gloss white suite

comprising low-level WC, hand wash basin with chrome mixer tap, bath with shower attachment and shower screen. Shelving and storage to one wall with a heated towel rail and extractor fan.

Outside

Allocated parking space number 82 is designated for Flat 14, Chandley Wharf.

Tenure

The property is Leasehold with vacant possession upon completion of the purchase. There are circa 130 years remaining on the lease. The current service charge is approx £1,210.18 PA, and the current ground rent is £200 PA. This is for information purposes only and must be verified by a Solicitor.

Services

All mains services are understood to be connected with the exception of gas. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give any warranties in this respect. Interested parties are invited to make their own inquiries.

Council Tax

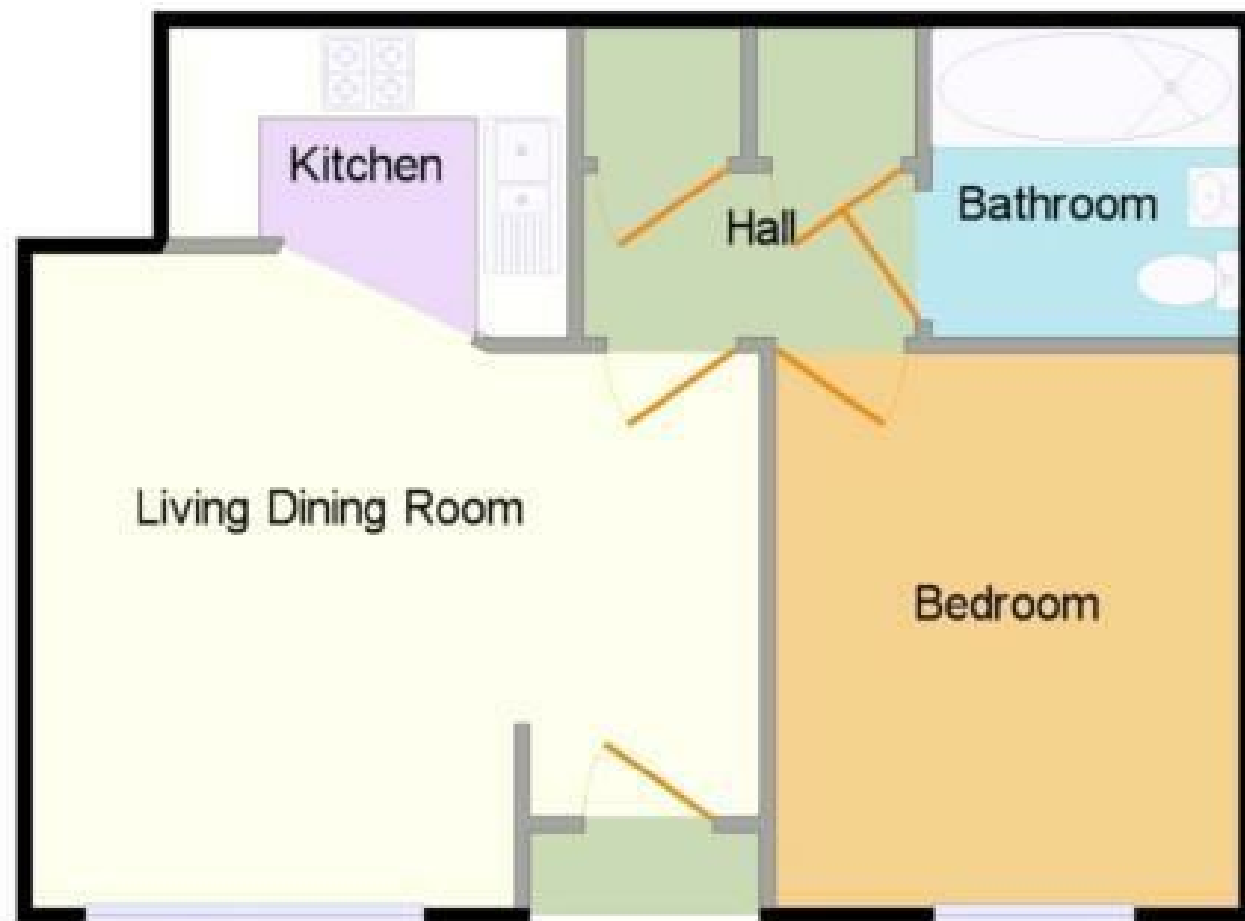
The property is in Council Tax Band "B" - Warwick District Council

Postcode

CV34 5AT

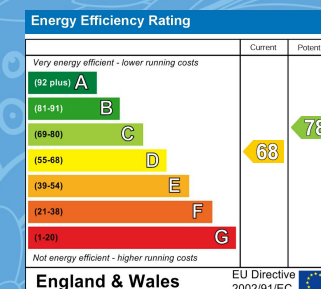
Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •



Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com



Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.