



Ground floor, one bedroom maisonette

104 Deansway
Woodloes Park
Warwick
CV34 5DQ


MARGETTS
ESTABLISHED 1806

Price Guide £155,000

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Step inside this well presented, ground floor maisonette and enjoy a thoughtfully designed layout.

ENTRANCE PORCH

Welcoming space with access to the lounge/sitting room – With double glazed door, carpet and access to boiler.

OPEN LIVING ROOM AND KITCHEN

14'1" max x 10'9" max

with large, double-glazed window to front providing natural light, two radiators, carpet, and storage cupboard. This room is perfect for relaxing or entertaining.

DOUBLE BEDROOM

18'4" max x 9'10" max inc. wardrobes

This spacious double bedroom provides plenty of storage space within the fitted wardrobes, two double-glazed windows to the back, radiator, carpet and has a double-glazed door giving access to the rear garden.

KITCHEN

This room is practical and functional being fitted with base and wall units, work surfaces, single stainless-steel sink with mixer tap, fridge/freezer, integrated washing machine, dishwasher, electric oven, hob and microwave oven with vinyl flooring.

BATHROOM

Includes a bath with mixer tap, extractor fan, tiled flooring, electric shower over, wash hand basin with storage cabinet, and WC.

SHARED GARDEN

Mainly laid to paving concrete and lawn.

GENERAL INFORMATION

This property is Leasehold with a Lease of 110 years, of which 108 years are remaining.

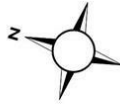
Ground Rent is £10 per annum.

Maintenance fee is currently £55 per month which covers buildings insurance, green dustbins, window cleaner and gardener for lawn mowing.

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Excellent opportunity for first time buyers, investors or downsizers. This ground floor, one bedroom maisonette offers a spacious living area, bedroom, bathroom and shared gardens. The property is situated in a quiet residential area on Woodloes Park and benefits from nearby shops, and schools and has excellent access to the major road networks, A46, M40 and Warwick Parkway Station.





Ground Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



Total area: approx. 46.0 sq. metres (495.1 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) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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