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Flat 15 Coach House Mews, Coventry Road, Warwick

Price Guide £195,000

Coach House Mews is a well-regarded modern purpose-built development. It occupies a popular residential location situated close to the rail station, hospital, St Nicholas and Priory Parks, and amenities at St John's and Coten End. The historic county town centre is within a few minutes' walk.

This spacious apartment features a reception hall, a well-equipped dining kitchen, a living room, two double bedrooms, an en-suite shower room, and a family bathroom. Allocated and visitor parking.

Offered with no upward chain and with vacant possession. Energy Rating C.

Location

Coach House Mews is situated in a convenient location with excellent local amenities, including Warwick Station and a variety of shops at St John's and Coten End. St. Nicholas and Priory Parks are within walking distance.

Approach

Through the communal entrance door to:

Communal Entrance Hall

Hallway and staircase leading to the second Floor.

Entrance Hall

Telephone security entry system, wall-mounted electric panel heater, ceiling recessed spotlights. Cupboard housing the recently installed Gledhill hot water cylinder.

Living Room

13'7" x 11'3" (4.15m x 3.43m)
Wall mounted electric panel heater, double-glazed windows to the rear aspect.

Dining Kitchen

14'5" x 9'10" narrowing to 8'6" (4.4m x 3.0m narrowing to 2.6m)
A range of base and eye-level wood units, an inset stainless-steel sink unit with cupboard space beneath. Ample granite-effect work surfaces and walls tiled around the splash areas. Integrated dishwasher, washing machine, and fridge-freezer with matching fronts. Built-in electric oven, four-ring electric hob and cooker hood over. wall mounted electric panel heater, ceiling recessed spotlights and double-glazed window to the front aspect.

Bedroom One
9'10" x 10'11" (3.00m x 3.33m)
Full-height built-in wardrobes. Wall mounted electric panel heater, double-glazed window to the rear aspect. Door to:

En-suite Shower
White suite comprising tiled shower enclosure, pedestal wash hand basin, and close-coupled WC. Electric panel heater, extractor fan, ceiling recessed spotlights and a double-glazed window to the rear aspect.

Bedroom Two
11'6" x 8'11" (3.51m x 2.72m)
A wall mounted electric panel heater and a double-glazed window to the front aspect.

Bathroom
8'11" x 6'7" (2.71 x 2)
White suite comprising bath with a shower attachment, wash hand basin, and a WC with a concealed cistern. Walls tiled around the splash areas, electric panel heater, extractor fan, and ceiling recessed spotlights. Double-glazed window to the front aspect

Outside:
ALLOCATED PARKING SPACE plus visitor parking.

Tenure
This property is leasehold, with a lease term of 193 years, following a recent lease extension. It has a service charge of £1,710.73 per annum, alongside a peppercorn ground rent.

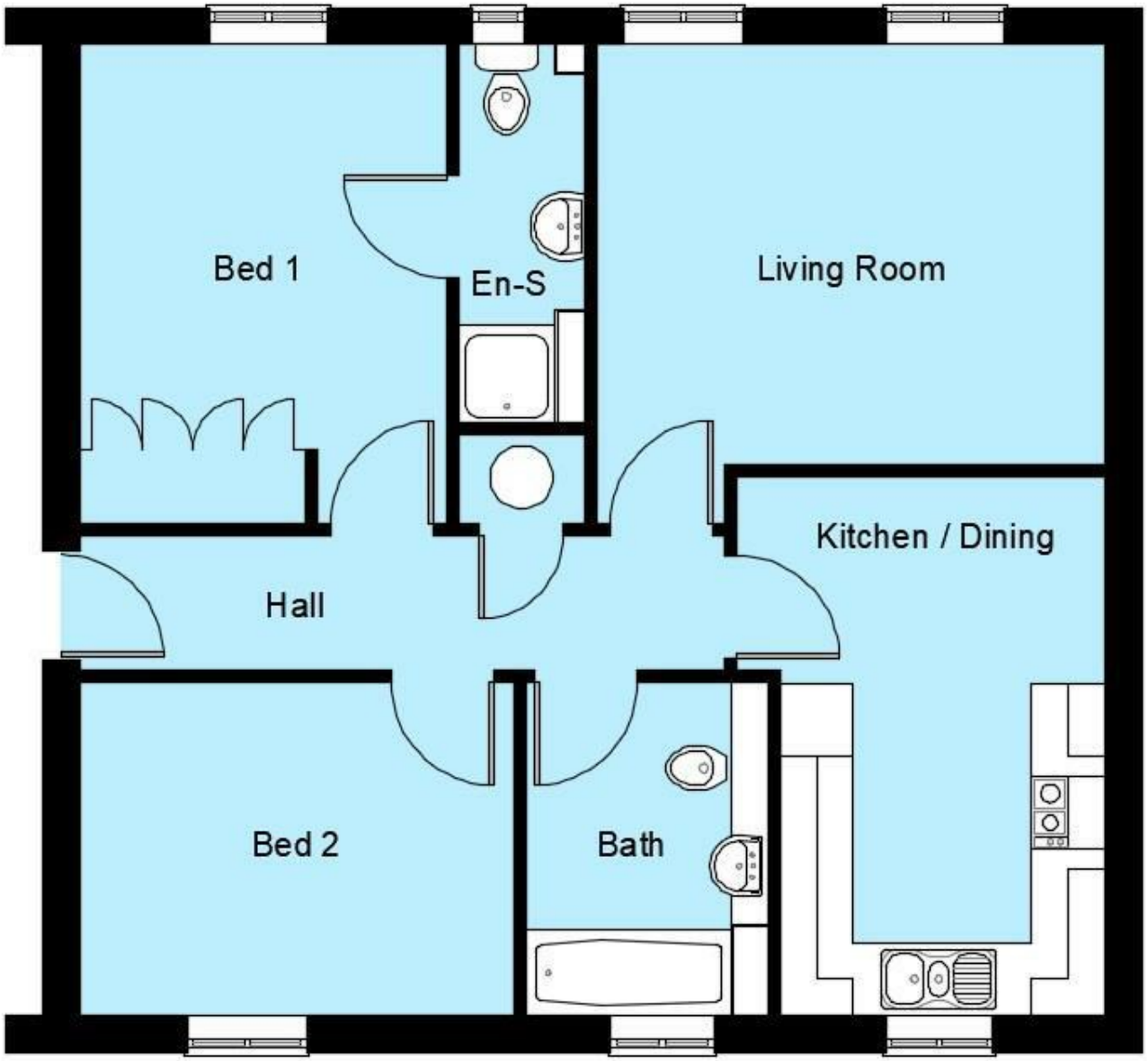
Services
All mains services are understood to be connected to the property, except for gas. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, we cannot give any warranties in these respects.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

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

Postcode
CV34 4LD

Second Floor

Approx 66.5 sq.metres (715 sq. feet)



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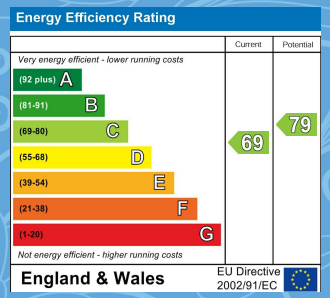

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