



Connells

Ansell Court Ansell Way
WARWICK



Property Description

A beautifully presented two bedroom home located on the first floor of Ansell Court, Warwick. This lovely home offers plenty of natural light throughout and allocated parking through a secure, gated entrance.

The entrance hall leads you into the spacious lounge diner, ideal for relaxing or entertaining. The separate modern kitchen boasts integrated oven, hob and extractor fan for added convenience.

There are two good size bedrooms with the main bedroom further benefiting from its own en-suite. There is also an additional family bathroom.

The Location

The location is perfect for national commuters as it is a short drive to the M40 and Warwick Parkway park and only 0.5 miles to Warwick train station making this home ideal for frequent visitors to London. The property is also nearby Warwick hospital, perfect for health care professionals looking for an easy commute.

Ansell Court is just 0.5 miles 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.

Entrance Porch

Door to hallway and carpeted flooring.

Entrance Hall

Laminate flooring and spotlights.

Kitchen

9' 7" x 9' 5" (2.92m x 2.87m)

Fitted with a range of wall and base units with work surface over, space for dishwasher, washing machine and fridge freezer, built in oven, gas hob and extractor fan. Tiled flooring and window to side.

Lounge Diner

13' 7" x 12' 11" (4.14m x 3.94m)

Dual aspect windows and laminate flooring.

Bedroom One

10' 10" x 7' 9" (3.30m x 2.36m)

Window to side and carpeted flooring.

En-Suite

Shower, wash hand basin with storage, WC and tiled flooring.

Bedroom Two

13' x 8' 9" (3.96m x 2.67m)

Dual aspect windows and laminate flooring.

Bathroom

Shower over bath. WC, wash hand basin and tiled flooring.

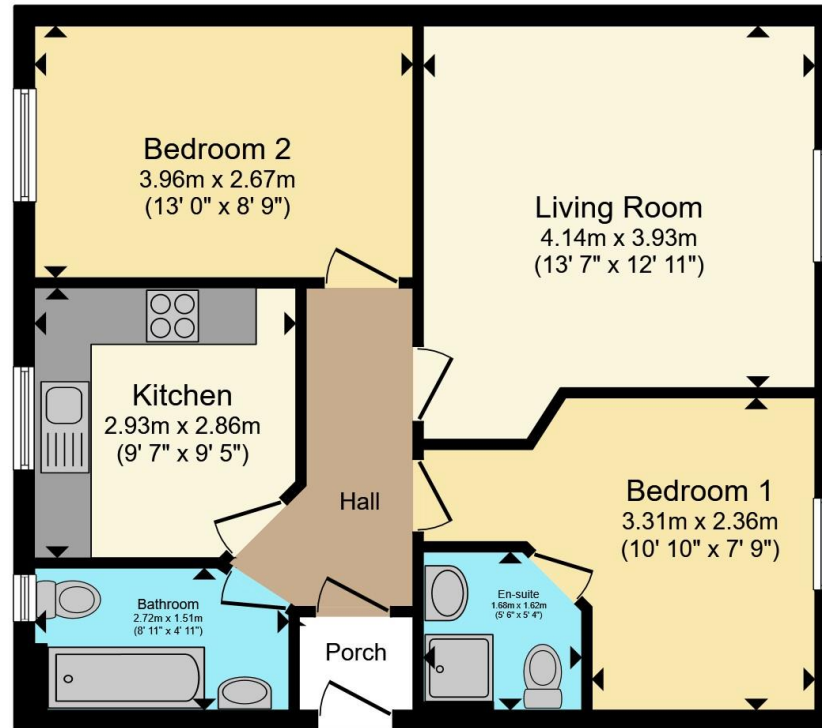
Parking

One allocated parking space.









Total floor area 58.1 m² (625 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



To view this property please contact Connells on

T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

EPC Rating: C Council Tax
 Band: B

Service Charge:
 1600.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107391

This is a Leasehold property with details as follows; Term of Lease 150 years from 14 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WAR107391 - 0006