



Remburn Gardens | Warwick | CV34 5BH

Asking price £175,000



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This delightful top-floor apartment offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or individuals seeking a serene living space. The well-appointed reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this property is the garage, which offers ample storage space, making it easy to keep your living area tidy and organised.

Location is key, and this apartment does not disappoint. It is conveniently situated close to the train station, providing excellent transport links for commuters. Additionally, the nearby hospital and town centre ensure that all essential amenities are within easy reach, enhancing your day-to-day living experience.

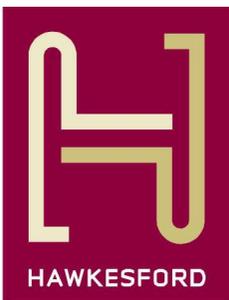
Being on the top floor, this apartment offers a sense of security and privacy, allowing you to enjoy your home in peace. Whether you are looking to invest in a property or seeking a new place to call home, this apartment in Remburn Gardens is a wonderful opportunity not to be missed.





- Top Floor Apartment
- Two Double Bedrooms
- Good Sized Living Room
- Fitted Kitchen
- Bathroom and Separate Toilet
- Garage en Bloc
- Long Lease of 138 Years
- Close to Town Centre, Train Station and Hospital
- Both Bedrooms with Fitted Wardrobes
- EPC -

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Entrance

Entrance to the property is via a communal stairwell which leads up to the solid front door. The front door opens in to a hallway which is tiled to floor, light point to ceiling and fuse box to high level. An open doorway leads in to the kitchen.

Kitchen

9'9" x 10'2" (max)

Continuation of the tiled floor, large double glazed window to rear elevation, light point to ceiling, electric heater to kickboard. The kitchen is fitted with a range of base and wall units in a cream coloured shaker style frontage. Granite effect melamine work surface and having a built in electric oven with a four ring ceramic hob with extractor over, slim line free standing dishwasher, one and a half bowl sink with matching drainer and chrome hot and cold mixer tap, space and plumbing for washing machine and space for fridge freezer. Two concertina doors both providing storage with one having the gas combi boiler (on an annual service plan)

Living Room

14'11" x 11'3"

Accessed from the entrance hall and having wood effect flooring, large double glazed window to front elevation, gas central heating radiator below, light point to ceiling.

Inner Hallway

Accessed from the living room via a concertina door and having carpet to floor and a light point to ceiling. Solid doors lead in to all rooms as well as two storage cupboards.

Bedroom One

12'9" x 10'7"

Carpeted to floor, large double glazed window to front elevation, gas central heating radiator below, light point to ceiling and a run of three, fitted, double wardrobes with an additional shelved storage area.

Bedroom Two

11'9" x 8'1"

Carpeted to floor, large double glazed window to rear elevation, gas central heating radiator below, light point to ceiling and a fitted double wardrobe.

Toilet

Carpet tiles to floor, walls are tiled to half height, obscure glazed double glazed window to rear elevation, light point to ceiling, built in white toilet and a gas central heating radiator.

Bathroom

Tile effect cushioned flooring, walls being tiled to full height around the bath and shower area, obscure glazed double glazed window to rear elevation, light point to ceiling, white bath with chrome hot and cold tap with shower attachment and a white, built in wash hand basin with chrome hot and cold taps with cupboard below and there is a gas central heating radiator.

Garage En Bloc

Single garage with white up and over door.

Tenure

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

The roof has been replaced in the last two years and that there is going to be a residents permit scheme for parking to be put in place.

We are told there are 138 years left on the lease. £1240/annum for the service charge. £185/annum for building insurance.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Council Tax

We understand the property to be Band B.