



Turberville Place | Warwick | CV34 4JZ

£169,995



**KINGSWAY**  
— ESTATE AGENTS —



## Key features

- Excellent travel links
- Modern two bedroom apartment
- Bathroom Plus En-Suite
- One Allocated Parking Space
- EPC Rating: C

## Description

Kingsway Estate Agents are pleased to bring to the market this spacious and well presented, two bedroom apartment, featuring an inviting entrance hall, a bright and airy living/dining room, a modern kitchen with integrated appliances, two generous double bedrooms with one en-suite and a contemporary family bathroom. The property also benefits from secure off-road parking for one car.

Perfectly located for national commuters, the home is just a short drive to the M40 and Warwick Parkway, and only a 15-minute walk to Warwick train station—ideal for regular travel to London. It is also within a 20-minute walk of Warwick Hospital, making it an excellent choice for healthcare professionals.

Turberville Place is less than a 15-minute stroll from historic Warwick town centre and the iconic Warwick Castle. The town offers an excellent selection of both High Street and independent shops, alongside a wide variety of restaurants, cafés and bars. Warwick is a vibrant community, hosting annual events such as the food and drink festival, weekend markets and numerous local activities.

With approximately 129 years left on the lease, this property offers strong long-term security. Ground rent is £200 per year, and the annual service charge is £1,600.

The vendors have supplied the information outlined above. Kingsway emphasises that they have not reviewed the legal documentation to confirm the property's status or the accuracy of the information provided by the vendors. Prospective buyers are strongly advised to seek verification through their solicitor.

Offered to the market with no onward chain, this stunning home is ready for its new owners to move straight in.

EPC Rating: C



Living/Dining Room

10'1" x 17'10"

Kitchen

6'5" x 8'11"

Bedroom One

10'10" x 13'1"

Bedroom Two

6'2" x 13'1"

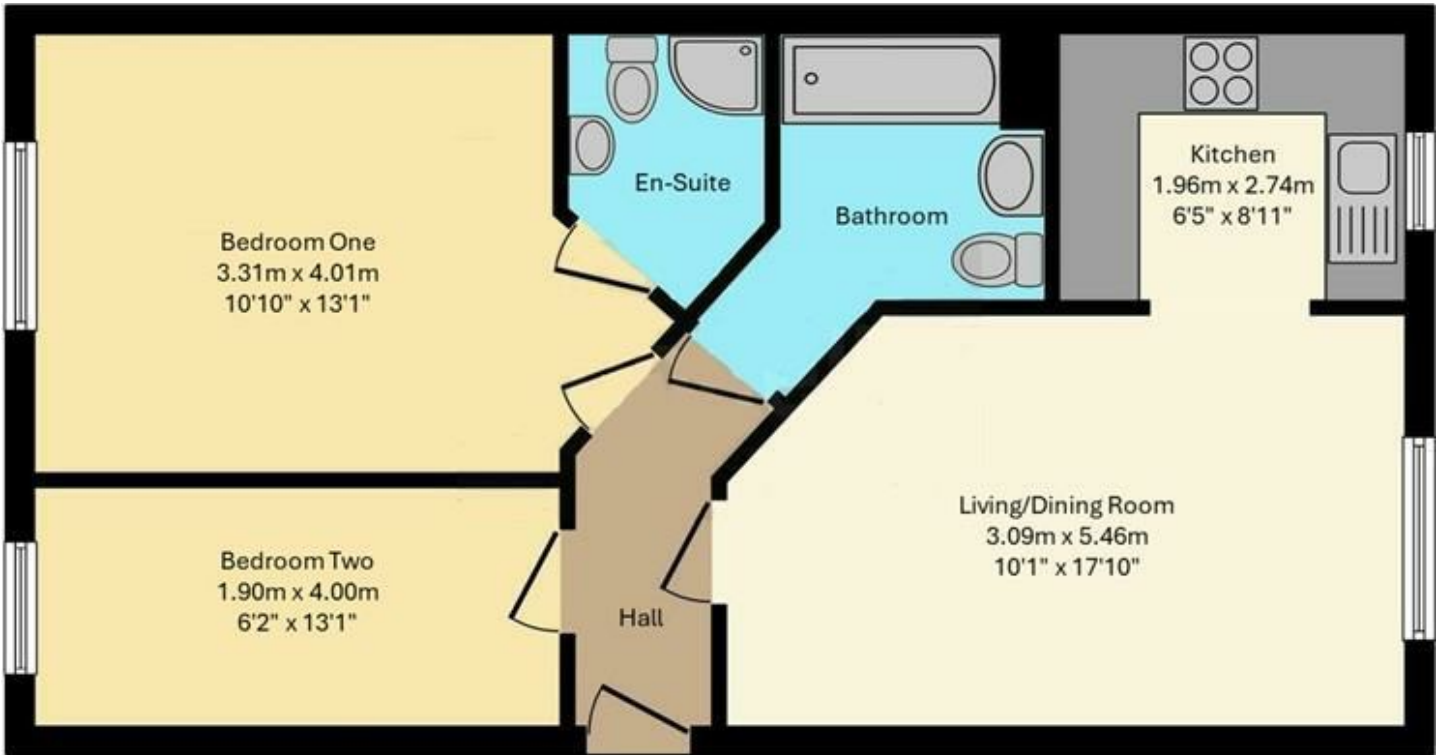








Floor plans



Third Floor

Total Floor Area Approx 55 sq. metres (592 sq. feet)



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	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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