





Modern first-floor apartment moments from the historic county town centre and amenities. The property briefly comprises an entrance hall, a spacious double-aspect living room, a fitted kitchen, a large double bedroom and a bathroom. The property benefits from a communal garden, private garage, communal gardens and a residential parking area. Energy rating: C.

Location

Oken Court is conveniently located near Warwick town centre, offering easy access to a wide range of shops, cafés, restaurants, and local amenities. Warwick railway station and excellent road links are also within easy reach, making it a well-connected location for commuters.

Approach

Through composite entrance door leading to the hallway

Hallway

Doors to the bedroom, the kitchen, the lounge and the bathroom, large airing cupboard affording plentiful storage space

Living Room

13'9" x 13'8" (4.2m x 4.17m)

Dual aspect double-glazed windows facing the front and rear of the property, feature fireplace, radiator

Breakfast Kitchen

12'2" x 9'2" (3.73m x 2.81m)

Decorative tiled flooring, range of base and eye level wood effect worktops, integrated fridge freezer and dishwasher. Integrated wall oven and microwave, Lamona four ring gas hob with hidden extraction fan above, space and plumbing for washing machine. Jewel inset stainless steel sink with chrome mixer tap, radiator, double glazed windows facing the side and rear aspects

Bedroom

14'2" x 10'4" (4.32m x 3.17m)

Benefiting from multiple double glazed windows offering natural light in abundance, radiator



Bathroom

Low level WC, pedestal hand wash basin with chrome mixer tap, mirrored storage with shaver light above, panel bath with Triton electric shower attachment over, glazed shower screen, fully tiled shower enclosure, double glazed privacy window, storage cupboard offering shelving, radiator

Communal garden

The property benefits from a paved shared garden.

Garage and parking

8'2" x 16'4" (2.5m x 5m)
With an up-and-over door.

Oken Court has a private communal parking area for residents.

Services

All mains services are understood to be connected to the property. 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.

Tenure

The property is understood to be leasehold, although

we have not inspected the relevant documentation to confirm this. The property benefits from a remaining lease of 953 years, an approximate annual service charge of £840, with a peppercorn ground rent.

Council Tax

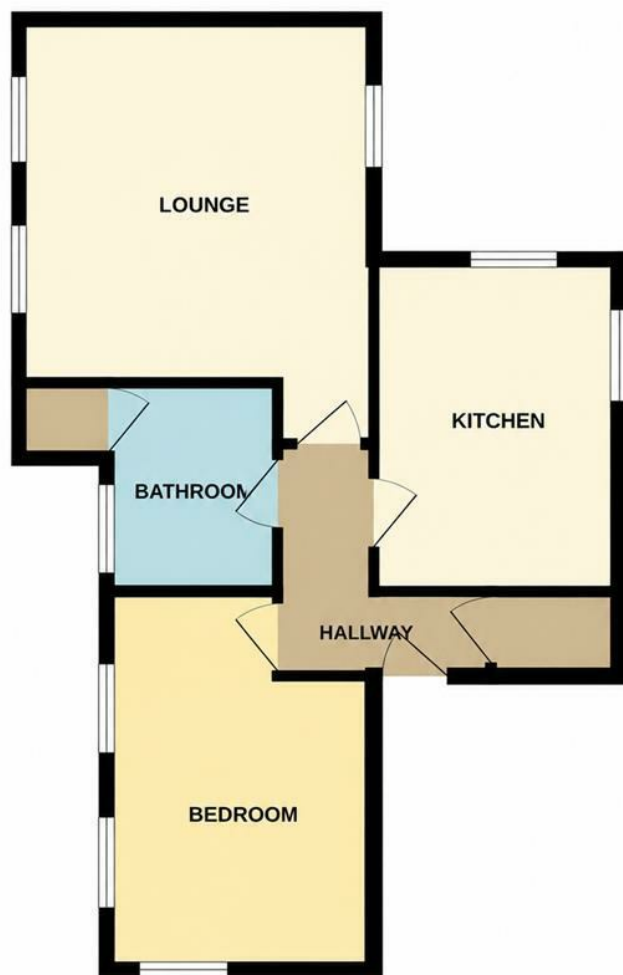
The property is in Council Tax Band "B" - Warwick District Council

Postcode

CV34 4DF

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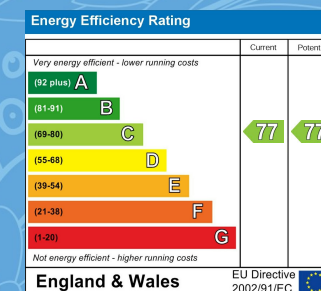
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TOTAL FLOOR AREA: 579 sq.ft. (53.8 sq.m.) approx.

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Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN