



Connells

Campriano Drive
Warwick



Property Description

Connells are delighted to present this superb two-bedroom apartment located on the ever popular Campriano Drive in Warwick.

Lease extension currently underway for an additional 90 years taking the lease to 164 years and cost to be met by seller. This will also change current ground rent to peppercorn ground rent.

Offering a wonderful blend of character, style and practicality, this spacious apartment enjoys an elevated position with impressive views across the surrounding area, creating a bright and inviting living environment throughout.

The accommodation briefly comprises a welcoming entrance hall leading to a generous open-plan living and dining area, ideal for both relaxing and entertaining. The well appointed kitchen is fitted with a range of modern units and offers ample storage and workspace. The principal bedroom is a spacious double room benefiting from an en-suite shower room, whilst the second double bedroom is well-proportioned and served by a contemporary family bathroom.

Beautifully maintained and thoughtfully presented, the property offers a fantastic opportunity for first-time buyers, professional couples, investors or those looking to downsize without compromising on space or quality.

Situated within easy reach of Warwick and Leamington Spa town centres, local amenities, transport links and picturesque countryside walks, this impressive apartment combines convenience with comfortable modern living and must be viewed to be fully appreciated.

Entrance Hall

Ample sized entrance with multiple storage cupboards, one of which housing boiler and another with shelving, attic access and carpeted flooring.

Lounge / Dining Room

16' 5" x 15' 7" (5.00m x 4.75m)
Generous sized room with two Juliet balcony's, window to side and carpeted flooring.

Kitchen

11' x 6' 6" (3.35m x 1.98m)
Fitted with a range of base and wall mounted cabinetry with work surface over. Appliances include; a washing machine, dishwasher, electric oven with four ring gas hob and cooker hood over and built in fridge/freezer. Tiled splashback and flooring. Window to side and spotlights.

Bedroom One

11' 9" x 11' (3.58m x 3.35m)

Two double wardrobes as you enter with a Juliet balcony to rear of room with carpeted flooring, window to rear.

Ensuite

Shower cubicle, pedestal wash hand basin, low level w/c, partly tiled, carpeted flooring and window to side.

Bedroom Two

14' 1" x 9' 3" (4.29m x 2.82m)

Fitted wardrobes, two windows to side and carpeted flooring.

Bathroom

Bath with shower over, pedestal wash hand basin, low level W/C, extractor and window to side.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Second Floor

Total floor area 71.6 m² (770 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

Connells

To view this property please contact Connells on

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14 High Street
WARWICK CV34 4AP

EPC Rating: C

Council Tax
Band: C

Service Charge:
2872.00

Ground Rent:
125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107612

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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