



## Two bedroom apartment

33 Turberville Place  
Warwick  
CV34 4JZ



**MARGETTS**  
ESTABLISHED 1806

**Price Guide £88,000 for  
50% Share**

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50% Share**

NO UPWARD CHAIN.  
OPPORTUNITY TO BUY 100%  
OR 50% SHARE. A rare and  
exciting opportunity to  
acquire a 50% share in a  
delightful two bedroom,  
ground floor purpose-built  
apartment near the town  
centre of Warwick, Warwick  
Racecourse and Sainsbury's.  
PLEASE DO CALL THE OFFICE  
TO ARRANGE A VIEWING.

Communal front door with communal entry phone system opens into the communal reception hall.

#### **GROUND FLOOR RECEPTION HALL**

with entry phone, hive control, radiator, and deep storage cupboard with shelving.

#### **DELIGHTFUL LOUNGE/DINING ROOM**

18'4" x 12'0"

with twin double glazed windows, radiator, television aerial connection point, sky point, and square arch through to the

#### **FITTED KITCHEN**

8'9" x 6'9"

with dark roll edge work surfacing incorporating a four ring gas hob and one and a quarter bowl single drainer sink unit with mixer tap, base unit beneath and range of eye level wall cupboards including cooker hood. Space and plumbing for washing machine and space suitable for a large style fridge freezer. Boiler cupboard housing the gas fired combo central heating boiler.

#### **BEDROOM ONE**

13'10" max reducing to 10'5" x 10'4"

with radiator and double glazed window.

#### **REFURBISHED ENSUITE SHOWER ROOM**

with corner shower cubicle, adjustable shower, wash hand basin with drawer beneath, vanity unit and mixer tap, low level WC, tiled splashback areas and heated towel rail.

#### **BEDROOM TWO**

14'0" max x 5'10" max reducing to 3'2"

currently used as a dressing room but ideal as a study or second single bedroom with double glazed window and radiator.

#### **OUTSIDE**

The property enjoys communal grounds and gardens.



## PARKING

We understand there is an allocated car parking space for the property and the development enjoys gated entry and gated exit.

## GENERAL INFORMATION

The seller informs us that the property has direct full fibre broadband connected should you desire. (Terms and conditions will apply from your supplier).

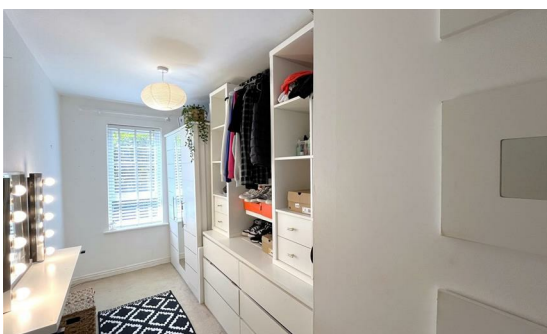
The property has access to Sky connection. (Again terms of conditions from sky will apply).

The property is leasehold with approximately 130 years left to run. The lease is from the 25th July, 2005 for 150 years less one day.

Should you just purchase the 50% Share at £93,500 then we understand from the sellers the 50% rental is currently charged at £277.27 per calendar month subject to annual review.

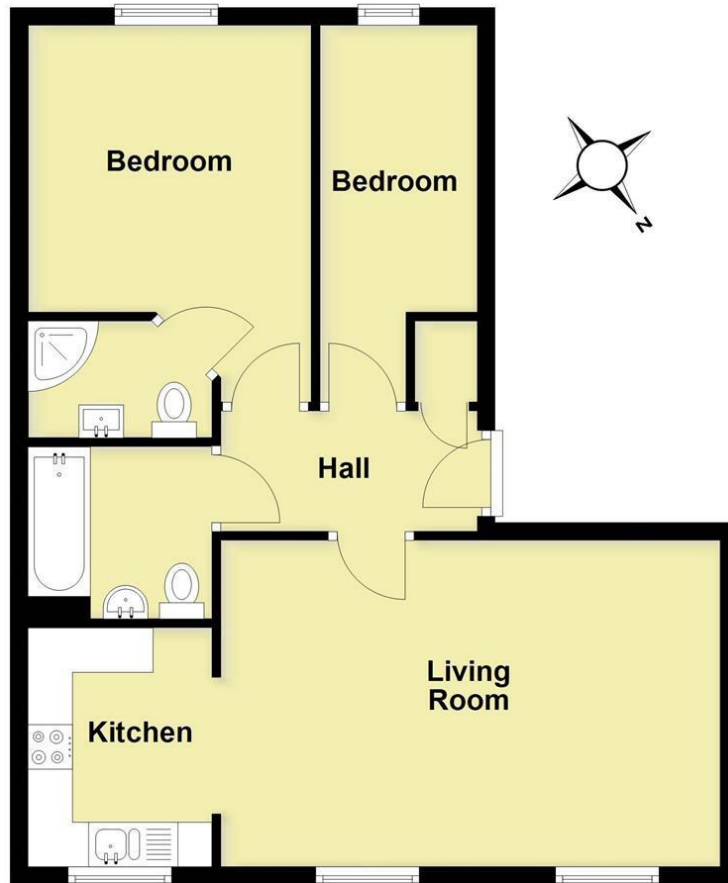
The current service charge is £137.47 subject to an annual review. We are awaiting the cost of the ground rent.

The property is a shared ownership option and we understand it is available at 50% option and there is 100% option the details of which we are awaiting.



## Ground Floor

Approx. 57.5 sq. metres (619.0 sq. feet)



Total area: approx. 57.5 sq. metres (619.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### CONTACT

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