



12 Heralds Court

Warwick CV34 5RB

Price Guide £142,500

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Humphris Street

This purpose built second floor flat is conveniently situated midway between the centres of Warwick and Leamington Spa and is offered for sale with the benefit of no onward chain. Having recently been re-decorated and with new carpets fitted in several of the rooms, the flat offers comfortable two bed roomed accommodation coupled with gas fired central heating and UPVC double glazed windows. The flat also has the benefit of a garage which is situated within a block to the rear of the building. Many local facilities and shops are within easy walking distance, making this ideal as a first home or alternatively a buy-to-let investment.

LOCATION

Emscote Road links Warwick with Leamington Spa, being well placed for access to the centres of both towns, but also having a variety of shops and facilities along its length, including a large Tesco supermarket. There are good local road links available including links to numerous major routes as well as access to commuter rail links from both Warwick and Leamington Spa.

ON THE GROUND FLOOR

Steps ascend from the rear of the building to give access to the flat itself with UPVC double glazed door opening into:-

KITCHEN/BREAKFAST ROOM

3.99m x 2.79m (13'1" x 9'2")

The kitchen area being fitted with a range of units in a light wood finish and comprising 1½ bowl stainless steel sink unit with mixer tap, base cupboards and drawers with wood grain effect worktops over, together with a range of wall mounted cabinets to one side, space and connection for gas cooker with filter hood over, space

and plumbing for washing machine, UPVC double glazed window, cupboard housing the Main gas fired boiler, central heating radiator and tile effect vinyl floor covering.

INNER HALLWAY

With newly fitted carpet and from which doors radiate to:-

LOUNGE

4.04m x 3.28m (13'3" x 10'9")

With an outlook onto Emscote Road and having UPVC double glazed window, central heating radiator and newly fitted carpet.

BEDROOM ONE

4.06m x 2.67m (13'4" x 8'9")

Again having an outlook onto Emscote Road with UPVC double glazed window, central heating radiator and newly fitted carpet.

BEDROOM TWO

3.99m x 1.60m (13'1" x 5'3")

With UPVC window to the rear of the building, central heating radiator and laminate flooring.

Features

- Second Floor Flat
- Highly Convenient Location
- An Ideal first Time Buy
- Lounge
- Kitchen/Breakfast Room
- Two Bedrooms
- Bathroom
- Garage
- No Chain

BATHROOM

With three piece white suite comprising low level WC, pedestal wash hand basin, cast iron bath with fitted Triton electric shower unit over and glazed shower screen, obscure UPVC double glazed window, tile effect vinyl floor covering and central heating radiator.

OUTSIDE

GARAGE

There is a garage en-bloc positioned to the rear of the building, having up and over door fronting and being accessed over a shared driveway from Humphris Street.

TENURE

The property is of leasehold tenure with an unexpired term of 162 years expiring on 24th March 2188. There is a ground rent payable of £50 per annum.

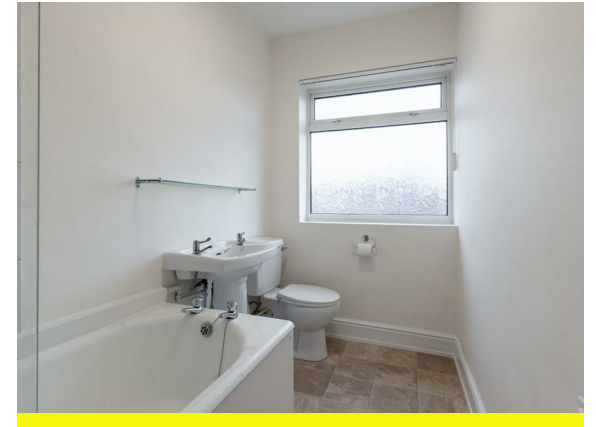
SERVICE CHARGE

There is a regular service charge payable of £65 per calendar month.

DIRECTIONS

Postcode for sat-nav - CV34 5RB.





Floorplan

Internal Living Area 515sq ft / 47.84m²

FIRST FLOOR



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

General Information

Tenure

Leasehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band A - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(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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