



**Connells**

Turberville Place  
WARWICK



## Property Description

Situated on the second floor of Turberville Place in Warwick, this two bedroom property offers modern convenience in a sought after location. There is a secure, gated allocated parking space for one vehicle and the property further benefits from being sold with no onward chain.

The entrance hall leads you into the spacious lounge diner, ideal for relaxing or entertaining. The kitchen is separate, coming off the lounge diner with built in appliances for added convenience. There are two good size bedrooms and a white suite bathroom.

The location is perfect for national commuters as it is a short drive to the M40 and Warwick Parkway park and only a short 15 minute walk to Warwick train station making this home ideal for frequent visitors to London. The property is also a 20 minute walk to Warwick hospital, perfect for health care professionals looking for an easy commute.

Turberville Place is less than a 15 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

### Entrance Hall

Laminate flooring and telecom.

### Lounge Diner

17' 1" x 10' 2" ( 5.21m x 3.10m )

Double glazed window and vinyl flooring.

### Kitchen

6' 6" x 6' 4" ( 1.98m x 1.93m )

Fitted with a range of wall and base units with work surface over, built in oven, dishwasher, fridge freezer, gas hob and extractor fan. Spotlights, laminate flooring and window to rear.

## Bedroom One

12' 8" to recess x 10' 9" ( 3.86m to recess x 3.28m )

Window to front and carpeted flooring.

## Ensuite

Shower, WC, wash hand basin, spotlights, extractor fan and laminate flooring.

## Bedroom Two

13' 1" x 6' ( 3.99m x 1.83m )

Window to front and carpeted flooring.

## Bathroom

Bath, wash hand basin, WC, part tiling to walls, laminate flooring, extractor fan and spotlights.

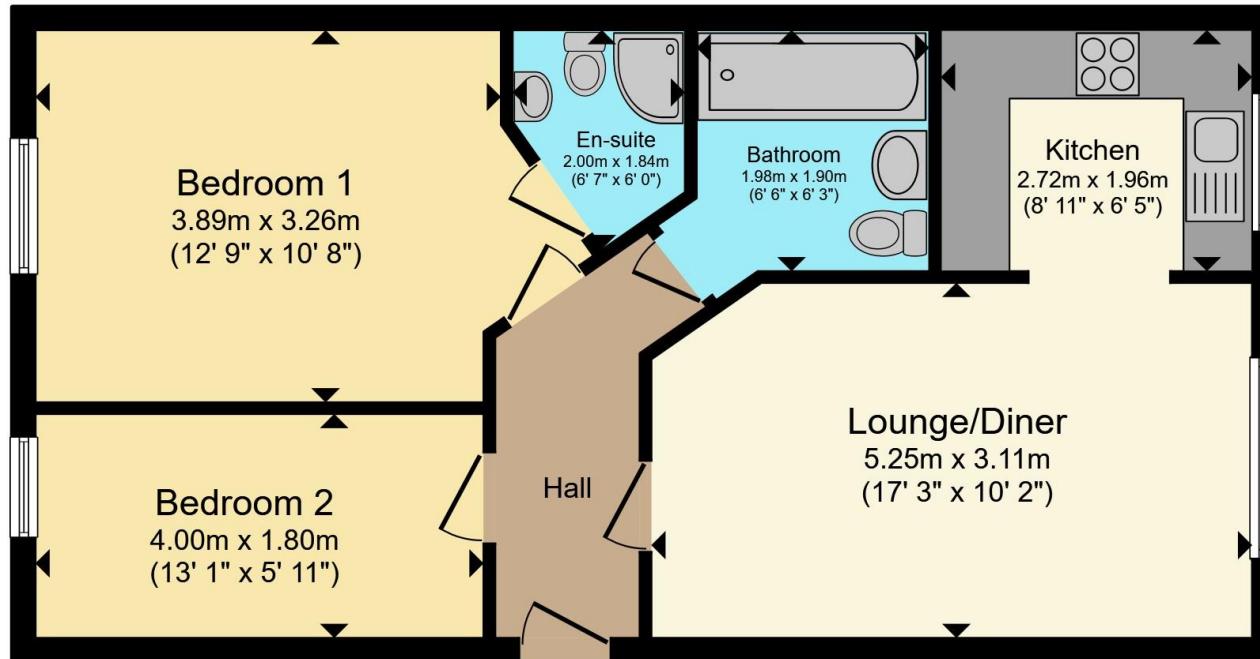
## Parking

Allocated parking space.









Total floor area 56.6 m<sup>2</sup> (609 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](http://www.propertybox.io)

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To view this property please contact Connells on

**T 01926 403308**  
**E [warwick@connells.co.uk](mailto:warwick@connells.co.uk)**

14 High Street  
 WARWICK CV34 4AP

EPC Rating: C  
 Council Tax  
 Band: C

Service Charge:  
 1689.06

Ground Rent:  
 202.00

Tenure: Leasehold

**[view this property online](http://viewthispropertyonline.connells.co.uk/Property/WAR107277)** [connells.co.uk/Property/WAR107277](http://connells.co.uk/Property/WAR107277)

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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