



Ground floor, 2 bed apartment

1 Woodville Court
Coventry Road
Warwick
CV34 4LE


MARGETTS
ESTABLISHED 1806

Price Guide £165,000

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Priced to sell, ground floor, two bedroom apartment with ensuite facilities, living room and fitted kitchen forming part of a popular town centre development with gated parking. Requiring updating and improvement.

communal front door opens into a

COMMUNAL RECEPTION HALL

Private door opens into the

APARTMENT RECEPTION HALL

with double door cloaks cupboard and further cupboard. (Presently locked, access has yet to be gained).

"L" SHAPED LIVING ROOM

10'9" x 11'5" and 5'4" x 4'9"

with night storage heater, three double glazed windows and access to the

FITTED KITCHEN

7'6" x 7'9"

with roll edge work surfacing incorporating a single drainer sink and electric hob together with base units beneath incorporating the electric oven, space and plumbing for washing machine, two large cupboards incorporating the fridge freezer, range of eye level wall cupboards, cooker hood, downlights and double glazed window.

BEDROOM ONE

12'9" max' incl. ward's x 9'5"

with double glazed French doors to Juliet balcony, electric panel heater and the measurements include the space taken by a double door fitted wardrobe with hanging rail and shelf.

ENSUITE SHOWER ROOM

with shower cubicle, wash hand basin, low level WC, downlights, extractor fan and double glazed window.

BEDROOM TWO

11'8" max' incl. ward's x 8'0"

with electric panel heater, double glazed window and the measurements include the space taken by a double door fitted wardrobe with hanging rail and shelf and door through to the

APARTMENT BATHROOM

with panel bath having adjustable shower over, wash hand basin, low-level WC, downlighters, extractor fan, shaver point and tiled floor.

GENERAL INFORMATION

We believe the property is leasehold.

The service charge and ground rent to be confirmed.

Last service charge - 24.12.2024 = £711.97

24.6.2005 = £730.20

28/9/2004 - 24/12/2128 = £1,442.17

124 year lease with 103 years left to run.

Ground rent is £250 per annum.

OUTSIDE COMMUNAL AREAS

There are well maintained communal areas with electric gates opening and giving access to the communal parking area.

ALLOCATED CAR PARKING SPACE

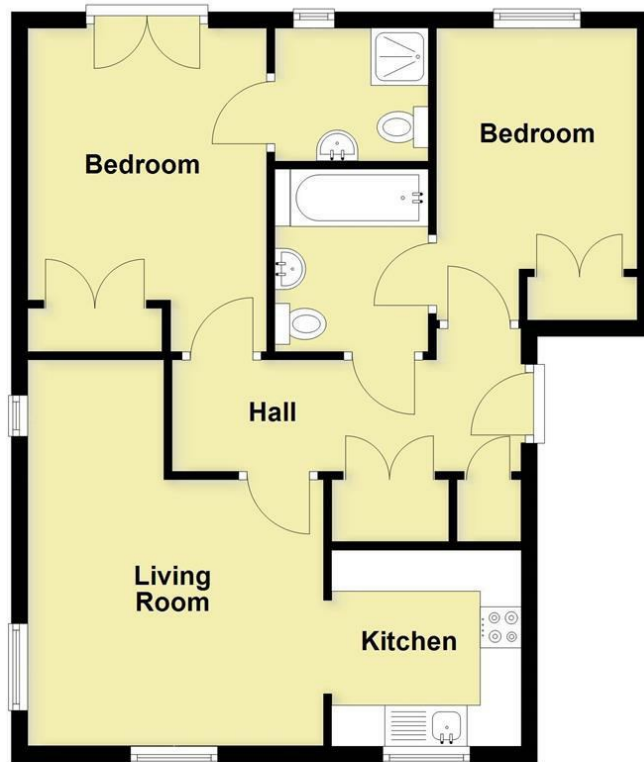
We believe there is an allocated car parking space.





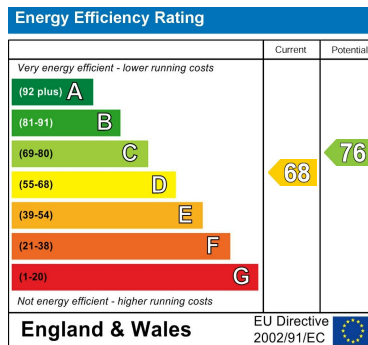
Ground Floor

Approx. 57.7 sq. metres (621.0 sq. feet)



Total area: approx. 57.7 sq. metres (621.0 sq. feet)

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



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