

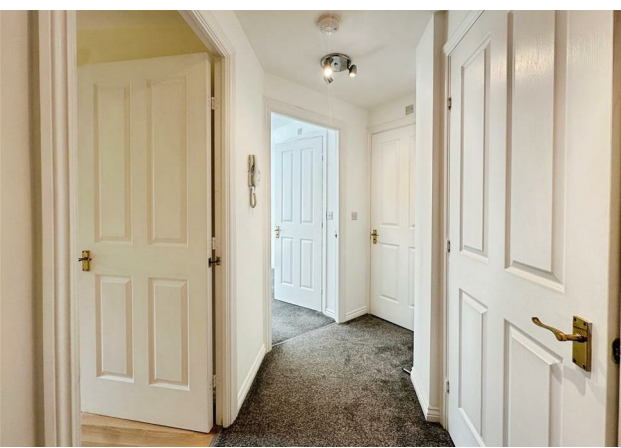


TURBERVILLE PLACE,

complete   
SALES & LETTINGS



complete  
SALES & LETTINGS  
**FOR SALE**



A shared ownership 50% first floor apartment, located in Turberville Place which is central Warwick. This property is very well presented and comprises of entrance hall, lounge diner, a stylish kitchen, two bedrooms, an en-suite and main bathroom. The apartment also comes with an allocated parking space, which is behind electric gates. There is a long lease of 130 years and the option to staircase to 100%. This property is being offered no onward chain. Well located for the Town Centre, The Train Station and Race course and getting to the A46/A45/M40 Road links.

It's in the details...

#### Communal Entrance

The door has an intercom where inside your front staircase that leads to the first floor where you will find number 27.

#### Entrance

Door leads into the hallway, which has carpeting, the electric consumer unit, a radiator, intercom, and doors through to the lounge diner, two bedrooms and bathroom.

#### Lounge/Diner

With timber laminate flooring, two radiators, two light points, a uPVC double window go to the front and a large opening through to the kitchen.

#### Kitchen

A stylish white kitchen with long brushed chrome handles, timber effect worktops, a fitted oven, a four gas hob and an extractor. There is a cupboard housing the gas boiler. Space & plumbing for a washing machine, breakfast bar and space for another under-counter appliance. A single bowl stainless steel sink with mixer tap & drainer, a uPVC double glazed window and Tile splash-backs.

#### Bedroom One

A double bedroom with grey carpet, radiator, a uPVC double glazed window and a door through to the en-suite.

#### En-Suite

With timber effect vinyl flooring, a toilet, a pedestal hand wash basin, radiator, a quadrant glass shower enclosure with a mains thermostatic shower. There is an extractor and tiled splash-backs.

#### Bedroom Two

Fitted with timber effect laminate flooring, radiator and a uPVC double glazed window.

#### Bathroom

Timber effect vinyl flooring, deep bath with mixer tap and handheld shower attachment over. There was a toilet, pedestal hand wash basin and an extra extractor. Tiled splash-backs.

#### Parking

Allocated parking space behind electric controlled gates.

#### Location

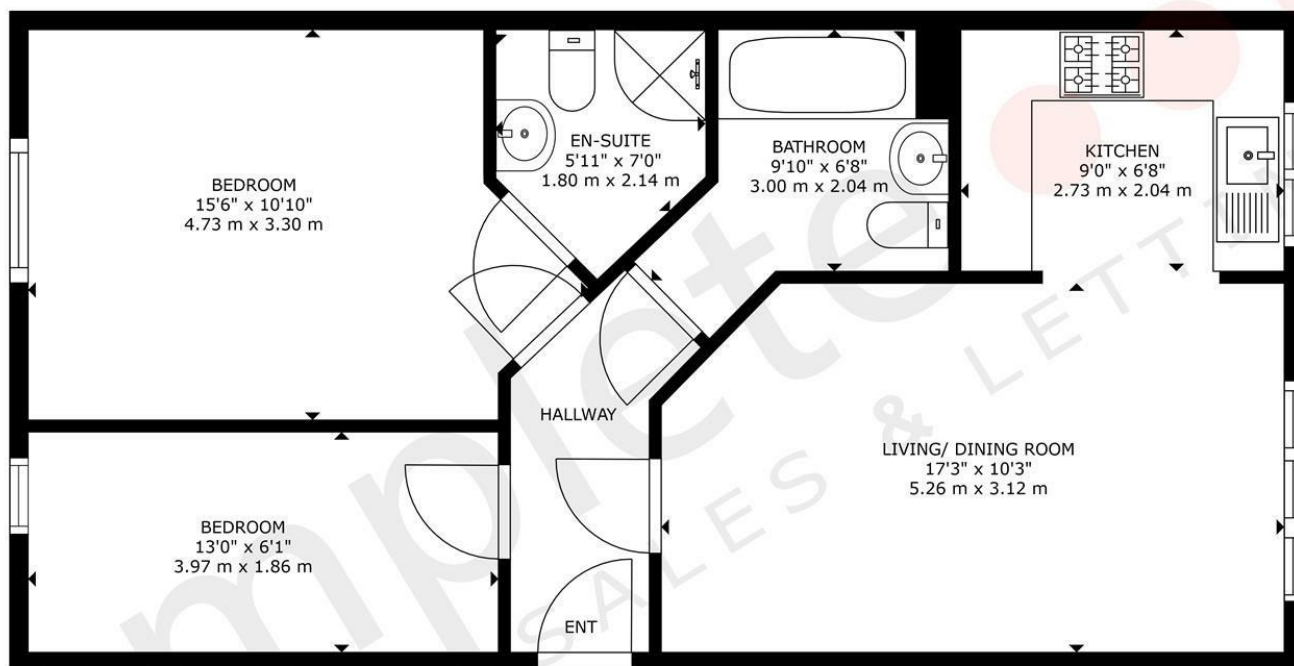
The gated development of Turberville Place is situated on Ansell Way, which is a cul-de-sac, situated off the Saltisford. This in turn leads to the



town centre of Warwick, which offers a wide range of cafés, restaurants and retail outlets and is approximately one third of a mile away. For convenience, there is a supermarket within a quarter of a mile. The property is also well positioned for excellent communication links, being less than a mile from the A46, which provides links to the heart of the midland motorway network, whilst Warwick railway station is also less than a mile away.

Lease  
Circa 130 years remaining  
Service Charge £157.36 PM  
50% shared rent approx. £288.36

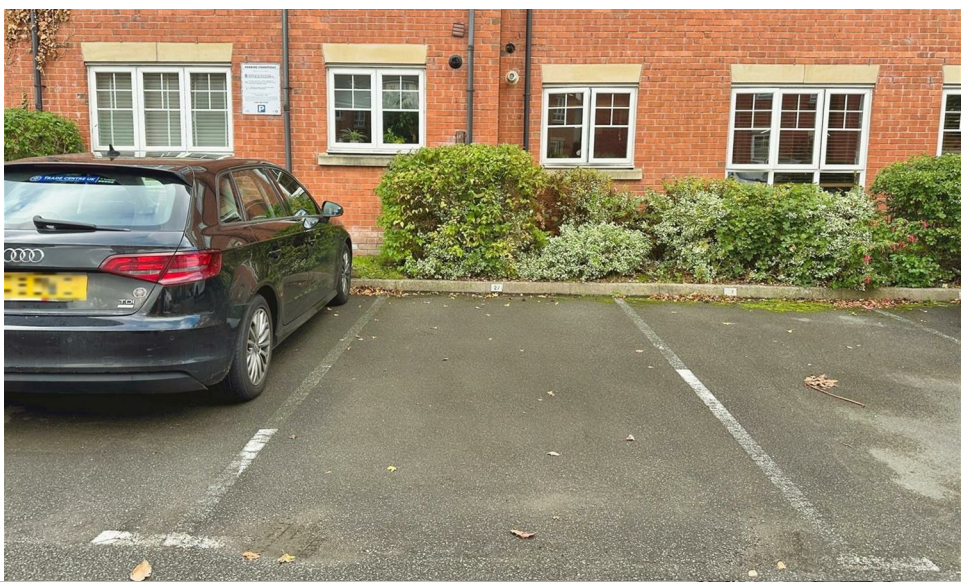
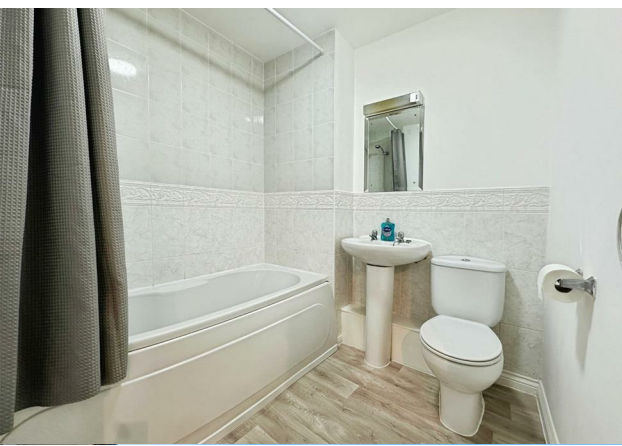




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GROSS INTERNAL AREA  
FLOOR PLAN: 600 sq. ft, 55 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

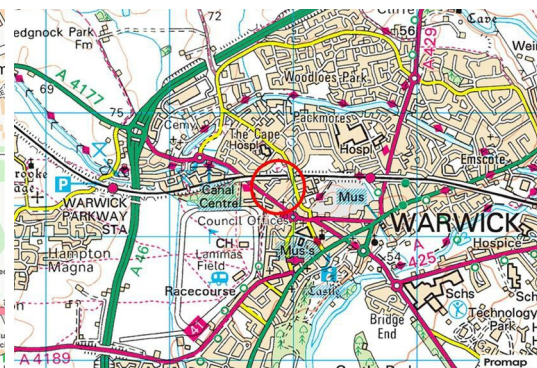
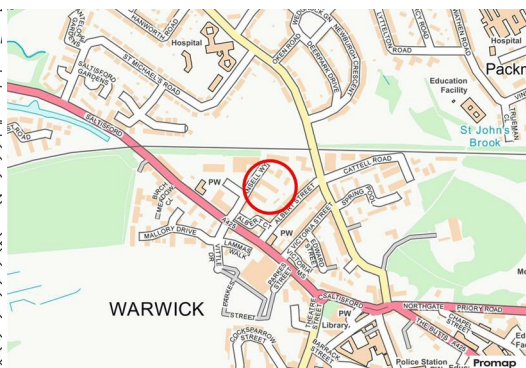
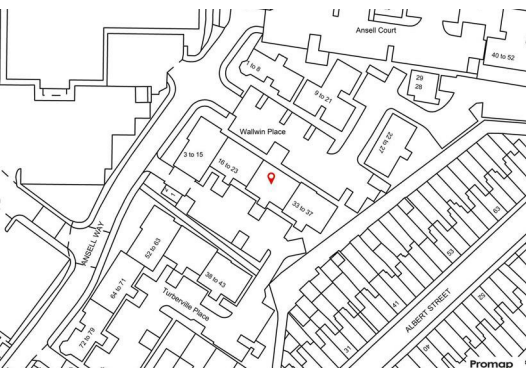
The Leamington Property Expert





- 50% Shared Ownership
- Spacious Lounge/Diner
- Two Bedrooms
- En-Suite
- Gated Parking

- Hallway
- Upgraded Kitchen
- Family Bathroom
- Gas Central Heating
- No Chain



## TURBERVILLE PLACE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

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

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