



Romani Close | Warwick | CV34 4TY

Offers over £165,000



KINGSWAY
— ESTATE AGENTS —

Key features

- Newly Fitted Bathroom & Stylish Decoration Throughout
- Ideally Situated Close To Diamond Jubilee Woods, Town Centre & Train Station
- Second Floor Apartment
- EPC Rating: C

Description

Kingsway Estate Agents are delighted to present this stylish second-floor apartment, ideally situated in a highly sought-after area of Warwick.

The property briefly comprises a spacious open-plan kitchen, lounge, and dining area, offering a modern and versatile living space. There is a generous double bedroom with fitted wardrobes, along with a newly fitted contemporary bathroom.

Externally, the apartment benefits from an allocated parking space, with additional visitor parking available.

The location is a key highlight, positioned close to Diamond Jubilee Wood, Warwick Racecourse, Warwick Golf Centre, and Warwick railway station. The town centre is also within easy walking distance, offering a wide range of shops, restaurants, and local amenities.

Additional Information:

Tenure: Leasehold (102 years remaining)

Service Charge: £199.72 per month

Ground Rent: £240 per annum

EPC Rating: C



Open Plan Kitchen/Living Room

16'9" x 15'8"

Bedroom One

10'3" x 12'2"

Bathroom

7'1" x 6'0"







Floor plans



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(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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