17 Garden Court, Priory Road, Warwick

Offers Around £135,000

Modern, purpose-built first-floor apartment for those 55 and over. Quietly situated at the rear of this attractive courtyard-style development backing onto Priory Park. The spacious, well-appointed two-bedroom accommodation benefits from double-glazed windows and electric heating. Garden Court is conveniently located in the town centre and has excellent amenities nearby. NO UPWARD CHAIN. Energy rating D,

Location

Garden Court is conveniently located off Priory Road, within walking distance of Warwick Town Centre, where you'll find a diverse range of restaurants, bars, and cafés. Additionally, Priory Park is nearby, offering natural open spaces, meadows, and woodland walks. The area is also close to Warwick Railway Station and the motorway network, ensuring easy commuting options.

Approach

Through entrance door into:

Entrance Lobby

Stairs with double hand rail rising to:

First Floor

Access to roof space, wall mounted entryphone system, wall mounted electric panel heater. Built-in Airing Cupboard housing the Ideal hot water cylinder. Walk-in cloaks/storage space with ceiling light point. Doors to:

Living Room

16'4" + bay x 9'6" (4.98m + bay x 2.90m)
Wall mounted electric panel heater, double glazed square bay window to front aspect. Mock fireplace with surround, tiled inlay and hearth and electric fire. Opening to:

Kitchen

9'4" x 7'9" (2.85m x 2.38m)
Range of base and eye level units with complementary worktops, inset single drainer sink unit with tiled splashbacks. Belling free standing electric oven with ceramic hob, Bosch dishwasher and washing machine, Samsung upright fridge/freezer, double glazed window to rear aspect.

Bedroom One

12'11" x 9'10" (3.94m x 3.01m)
Electric panel heater, storage recess with hanging rail space, two double glazed windows to front aspect.

Bedroom Two

8'11" x 6'9" (2.72m x 2.07m)
Electric panel heater, two double glazed windows to rear aspect.

Bathroom
12'11" x 9'10" (3.94m x 3.02m)
Suite comprising WC, pedestal wash hand basin, bath with side door seat lift, head rest, side mixer tap and shower attachment plus Mira shower over and glazed shower screen. Fully tiled walls, ceiling light point, shaver attachment, double glazed window to rear aspect, wall mounted Dimplex fan heater.

Outside
A large communal parking area with spaces for residents and visitors.

Tenure
The property is understood to be a Leasehold of 125 years from 1989, although we have not inspected the relevant documentation to confirm this. We also understand the current service charge to be approximately £1291.71 from April 1st 2024, to March 31st 2025 and a peppercorn ground rent. This is for information purposes only and must be verified by a Solicitor.

Services
All mains services are understood to be connected with the exception of gas. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax
The property is in Council Tax Band "B" - Warwick District Council

Postcode
CV34 4XW

First Floor

Approx. 57.3 sq. metres (616.6 sq. feet)

Total area: approx. 57.3 sq. metres (616.6 sq. feet)

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

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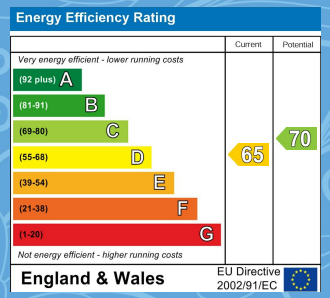

Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

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