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14, Chandley Wharf, Warwick

Price Guide
£159,950

This well-presented ground-floor one-bedroom canalside apartment is situated within this popular modern development.

The accommodation benefits from its own private entrance and comprises a living room with fitted kitchen off, inner hallway, double bedroom, and bathroom. Further benefits include double glazing, an electric heating system, allocated parking, and attractive rear views overlooking the Grand Union Canal.

Offered for sale with no upward chain.
Energy Rating: D.

Location

Chandley Wharf forms part of a modern development of apartments and townhouses occupying an excellent location approximately a mile from the county town centre and convenient for Warwick Hospital, Warwick rail station, the A46, junction 15 of the M40, and Warwick Parkway rail station, providing excellent commuter links.

Approach

Private composite entrance door into:

Entrance Hall

With access to the Hallway, the open-plan Kitchen/Lounge, and an electric panel heater.

Lounge Area

12'4" x 9'10" (3.77m x 3.01m)
Large double-glazed window to the front aspect offering Canal views.

Kitchen Area

8'8" x 6'9" (2.65m x 2.07m)
The kitchen area features decorative tiled flooring and is fitted with a range of base and eye-level white fronted units, complemented by tiled splashbacks and a contrasting work surface. There is an inset stainless steel double sink with chrome mixer tap, along with an integrated electric oven and grill, four-ring induction hob, and extractor hood over. Additional appliances include a freestanding Hotpoint fridge/freezer, with space and plumbing for a washing machine.

Inner Hallway
Two airing cupboards, one housing the immersion heater and shelf storage, the other offering substantial shelf/storage space.

Double Bedroom
12'2" x 9'3" (3.71m x 2.84m)
Double room with a double-glazed window to the front aspect overlooking the canal, and a wall-mounted electric panel heater.

Bathroom
Partially tiled suite with decorative fully tiled shower and bath enclosure, three-piece gloss white suite comprising low-level WC, hand wash basin with chrome mixer tap, bath with shower attachment and shower screen. Shelving and storage to one wall with a heated towel rail and extractor fan.

Outside
Allocated parking space number 82 is designated for Flat 14, Chandley Wharf.

Tenure
The property is Leasehold with vacant possession upon completion of the purchase. There are circa 130 years remaining on the lease. The current service charge is approx £1,210.18 PA, and the current ground rent is £200 PA. 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, we cannot give any warranties in this respect. Interested parties are invited to make their own inquiries.

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

Postcode
CV34 5AT

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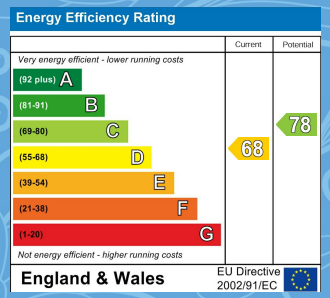

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