HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

WHARF STREET, WARWICK CV34 5LB



A PERFECT FIRST STEP ONTO THE PROPERTY LADDER! THIS STYLISH GROUND FLOOR APARTMENT IS MODERN AND TRENDY THROUGHOUT, WITH THE ADDED BENEFITS OF A SHARE OF FREEHOLD AND AN IMPRESSIVE 995-YEAR LEASE!

- **Ground Floor Apartment**
- **Share of the Freehold**
- **995 Year Lease!!**
- **Modern and Trendy Throughout**
- **Ideal for a First Time Buyer**

1 BEDROOMS

PRICE GUIDE £150,000

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk

A modern and trendy ground floor apartment situated in a popular location in Warwick.

An attractive modern conversion finished to a high standard throughout which offers a good sized open plan living/kitchen/dining area, double bedroom and shower room all within easy reach of Warwick town centre, local shops, amenities and transport links, as well as a short drive to Leamington Spa.

This is perfect for a first time buyer.

Disclaimer
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services
For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings
Only those mentioned within these particulars are included in the sale price.

General Information
Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band
The Council Tax Band is A

Tenure
The property has a share of the freehold and an individual lease of 995 years left. There is an annual service charge set at £100pcm.





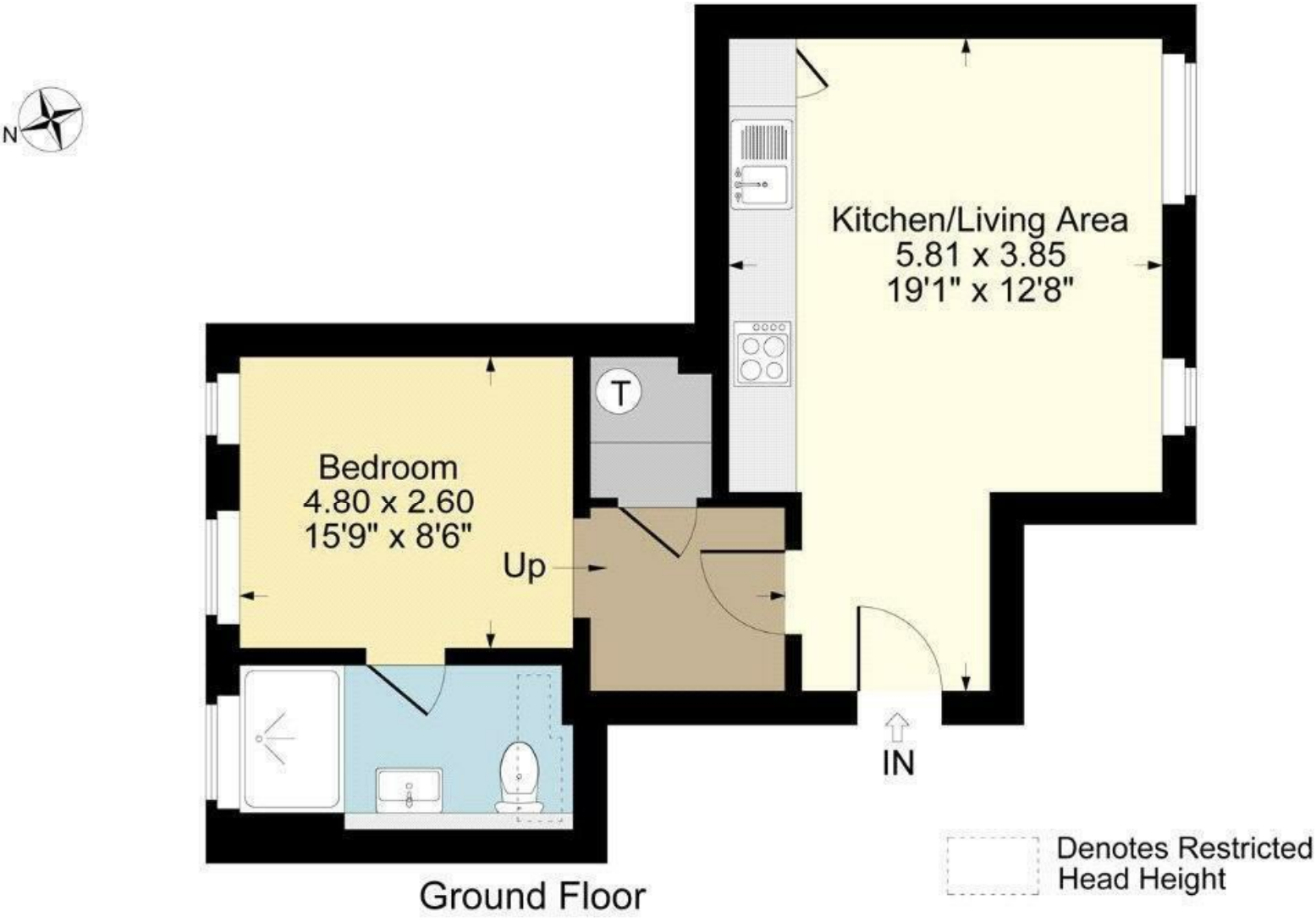












Approximate Gross Internal Area 36.21 sq m / 390 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

