

Market Street | Warwick | CV34 4WP

Price guide £215,000

HAWKESFORD

The Woolpack Market Street | Warwick | CV34 4WP

Perfectly positioned in the heart of the town centre, this attractive first-floor apartment offers convenient town centre living, with the added benefit of an allocated parking space.

The accommodation comprises a separate fitted kitchen and a good-sized living room, featuring an attractive bay window overlooking the market square, providing a lovely outlook and a real focal point to the room.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, together with a separate family bathroom.

Having been completely redecorated and re-carpeted throughout, the apartment is presented in fresh, ready-to-move-into condition.

Offered to the market with no upward chain, this is an excellent opportunity for anyone looking to enjoy the convenience and appeal of town centre living.









- Town Centre Apartment
- Re-Decorated and Re-Carpeted
- Two Bedrooms
- En-Suite Shower Room and Family Bathroom
- Living room with Bay Window Overlooking the Market Square
- Fitted Kitchen
- Allocated Parking Space
- No Upward Chain
- Located on the First Floor
- EPC Rating: 64 (D)





The property is entered via a communal entrance door into.

ENTRANCE HALL
With stairs rising to first floor, door leading into.

PRIVATE ENTRANCE HALL
With coving to ceiling, ceiling light point, night storage heater, doors leading off to all accommodation. Door to storage cupboard with wall mounted consumer unit, useful storage space, cupboard housing hot water tank.

LIVING ROOM
13'2" max x 18'5"
Having feature bay to the front elevation overlooking Market Square, two night storage heaters, two ceiling light points, coving to ceiling.

KITCHEN
8'10" x 8'8"
Having window to rear elevation overlooking courtyard. Being fitted with a range of eye and base level units with contrasting limed oak effect fronts and black granite effect work surface over. new Electrolux four ring integrated electric ceramic hob, integrated electric oven with new integrated microwave over. White splashback tiles to all splashback areas, one and quarter bowl sink and drainer, mixer tap over, concealed under cupboard lighting, integrated fridge freezer, integrated Neff dishwasher. Ceiling light point. Cushioned flooring.

BEDROOM ONE
8'6" min x 10'5" min
With sash window to front elevation, two double fitted wardrobes, night storage heater, ceiling light point. Door leading into.

EN SUITE SHOWER ROOM
Comprising a three piece suite with low level wc, wash hand basin, shower cubicle with Triton pressure shower, ceiling light point, ceiling mounted extractor fan, shaver socket, white splashback tiles to all splashback areas, electric heated towel rail..

BEDROOM TWO
8'5" x 12'3" max
With sash window to rear elevation, night storage heater, ceiling light point.

BATHROOM
Obscure glazed window to rear elevation, three piece suite comprising low level wc, bath with mixer tap and shower head over, white splashback tiled, wash hand basin, wall mounted shaver socket, ceiling light point, night storage heater, wall mounted extractor fan.

Tax Band
The Council Tax Band is D

Services
Please note there is no mains gas connected. We believe all other services are connected.

Tenure
We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

From 1st January 1999 for a term of 125 years. Ground rent is £125 per annum from 1st January 2024 for twenty five years ,increasing every twenty five years by £25. Service charge of £383.21 a quarter.

Viewing
Strictly by appointment through the Agents on 01926 411 480.

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

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

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 and part of an offer or contract. The seller does not take 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 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.

HAWKESFORD

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

