

Peter Clarke



Flat 8 Tudor Court, West Street, Warwick, CV34 6AJ

Offers Over £175,000

A spacious and well presented second floor apartment offering internal accommodation comprising large hall with three built in storage cupboards, two double bedrooms, a modern family bathroom, a generous living/dining room and a modern fitted kitchen, outside the property benefits with a large residents parking area and a single garage en-bloc.

NO FORWARD CHAIN

Leasehold - 134 years remaining

Garage En-Bloc



APPROACH Accessed from West Street on to the residents parking area with pavement leading up to the residents footpath which in turn leads to the communal entrance door. This then leads to communal entrance hall with stairs rising to the second floor. Having private front door opening into :-

ENTRANCE HALL This spacious entrance hallway benefits from useful storage cupboard, cloaks storage cupboard, airing cupboard and gives way to all bedrooms, family bathroom, living room and kitchen with ceiling mounted lighting and solid wood flooring. Timber door opening into :-

BEDROOM ONE This spacious double bedroom has a front facing UPVC double glazed window overlooking the residents parking area and gardens with two built in storage cupboards, ceiling mounted lighting and central heating radiator.

BEDROOM TWO Also located off the main hallway this second spacious double bedroom has a rear facing double glazed window, built in storage cupboards, ceiling mounted lighting and central heating radiator.

FAMILY BATHROOM Comprising a white suite with low level WC, pedestal mounted wash hand basin and panelled bath with mains fed shower over and folded glass screen. Having vinyl flooring, ceramic tiling to

splashback areas, wall mounted vanity mirror, ceiling mounted angle-poised lighting and obscure double glazed window to rear elevation. In addition there is a central heated towel rail.

LIVING / DINING ROOM This generous reception room has dual aspect windows to both front and side elevations, central heating radiator and solid wood flooring, ceiling mounted lighting and provides ample space for both living and dining.

KITCHEN Comprising a range of Shaker style wall and base mounted units with contrasting granite effect work surfaces over, inset stainless steel sink and drainer unit



with chrome monobloc tap. Having free standing cooker with brushed stainless steel overhead extractor and tiling to splashback areas and further space for large upright fridge freezer. Further to this there is an integrated washing machine, integrated dishwasher, large double glazed window to rear elevation, further built in storage cupboard housing the Vallient combination gas central heating boiler, cushion vinyl flooring and ceiling mounted lighting, central heating radiator.

OUTSIDE Outside the property benefits from residents only parking and a single garage located en bloc



GARAGE EN BLOC



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Total Approx. Floor Area 59.40 Sq.M. (639 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Second Floor
Approx. Floor
Area 59.40 Sq.M.
(639 Sq.Ft.)

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GENERAL INFORMATION

TENURE We are informed the property is Leasehold with 134 years remaining, although we have not seen evidence. Purchasers should check this before proceeding. Ground Rent is £250 pa and Service Charge is £1617.40 pa

SERVICES We have been advised by the vendor there is mains gas, electric, water and mains drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX Council Tax is levied by the Local Authority Warwick District Council and is understood to lie in Band C

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING D.
A full copy of the EPC is available at the office if required.

VIEWING By Prior Appointment with the Selling Agents.



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