

FOR SALE



Ansell Court, Ansell Way, Warwick

2 Bedroom, 2 Bathroom, Apartment

£185,000





- Two double bedrooms
- Second floor apartment
- Spacious living room
- Principle bedroom with en-suite
- Well presented
- Walking distance to town
- Gated, allocated parking
- No chain

A modern, bright and spacious second floor apartment, perfectly situated for Warwick town centre and station which is just a short walk away. Set back from the main road in this sought after development the property benefits from two double bedrooms, spacious living area, en-suite master bedroom and secure gated parking. With 130+ years remaining on the lease this apartment would make an excellent investment or first purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



ENTRANCE Entering through the secure communal entrance with intercom, the property is located on the first floor via communal stairway.

COMMUNAL ENTRANCE Entering into the property through the front door into the vestibule, which can be used as a cloakroom leading into the hallway.

KITCHEN With a range of wall and base mounted units, tiled flooring, radiator, space and plumbing for dishwasher and washing machine, space for fridge freezer, built in electric oven, four gas hob and extraction above, stainless steel sink basin with drainage board and UPVC double glazed window to the rear.

LIVING/DINING ROOM With UPVC double glazed window to the front, radiator, light fittings and TV aerial point.

PRIMARY BEDROOM With UPVC double glazed window to the front, radiator, light fitting and door to en-suite.



EN SUITE White tiled flooring with heated towel rail, wash hand basin, low level WC, shower cubicle with mixer shower, tiled walls and extractor fan.

BEDROOM TWO With UPVC double glazed window to the rear, radiator and light fitting.

BATHROOM With UPVC double glazed window to the rear, panelled bath, low level WC, wash hand basin, heated towel rail, extractor fan, light fitting and tiled walls and splash backs.

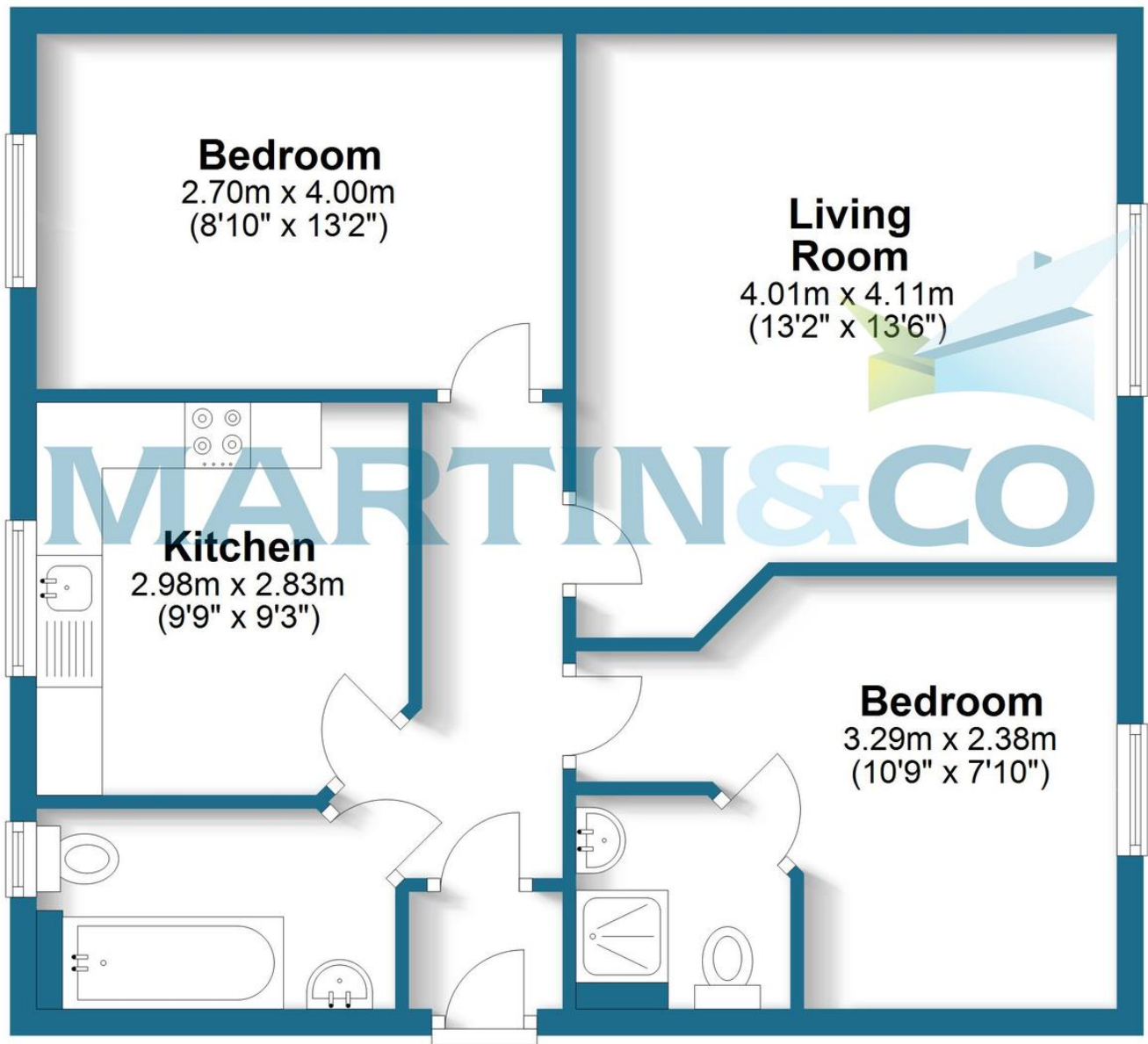
TENURE The property is leasehold with approximately 133 years remaining with an annual ground rent of £150.00. The service charge is approximately £1550 per annum, this information should be checked and verified by your legal representative.

Council Tax Band - C



Second Floor

Approx. 60.8 sq. metres (654.2 sq. feet)



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.