

FOR SALE



Ansell Way, Warwick

2 Bedroom, 1 Bathroom, Apartment


Offers Over £200,000





- Two double bedrooms
- Open plan kitchen dining living room
- Second floor apartment
- Recently renovated throughout
- Gas central heating
- Ideal investment or first time buy
- Secure allocated parking

An immaculately presented, modern, bright and spacious second floor apartment, perfectly situated for Warwick town centre and station being just a short walk away. Set back from the main road in this sought after development the property benefits from two double bedrooms, spacious open plan kitchen dining living area and secure gated parking. The property has undergone extensive renovation by the current owner and has 130+ years remaining on the lease and would make an excellent investment or first purchase.

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



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

ENTRANCE HALL 11' 9" x 3' 5" (3.58m x 1.04m)
Entering into the property through the front door into the vestibule, which can be used as a cloakroom leading into the hallway.

KITCHEN / DINING / LIVING ROOM 24' 1" x 13' 3" (7.34m x 4.04m) With a range of grey high gloss wall and base mounted units, wood effect laminate flooring, space and plumbing washing machine, integrated fridge freezer, built in double electric oven, four ring ceramic hob with extraction above, stainless steel sink with drainage board, cupboard housing Worcester central heating boiler, two UPVC double glazed windows to the front and radiator.



PRIMARY BEDROOM 13' 2" x 9' 0" (4.01m x 2.74m)
With UPVC double glazed window to the rear and radiator.

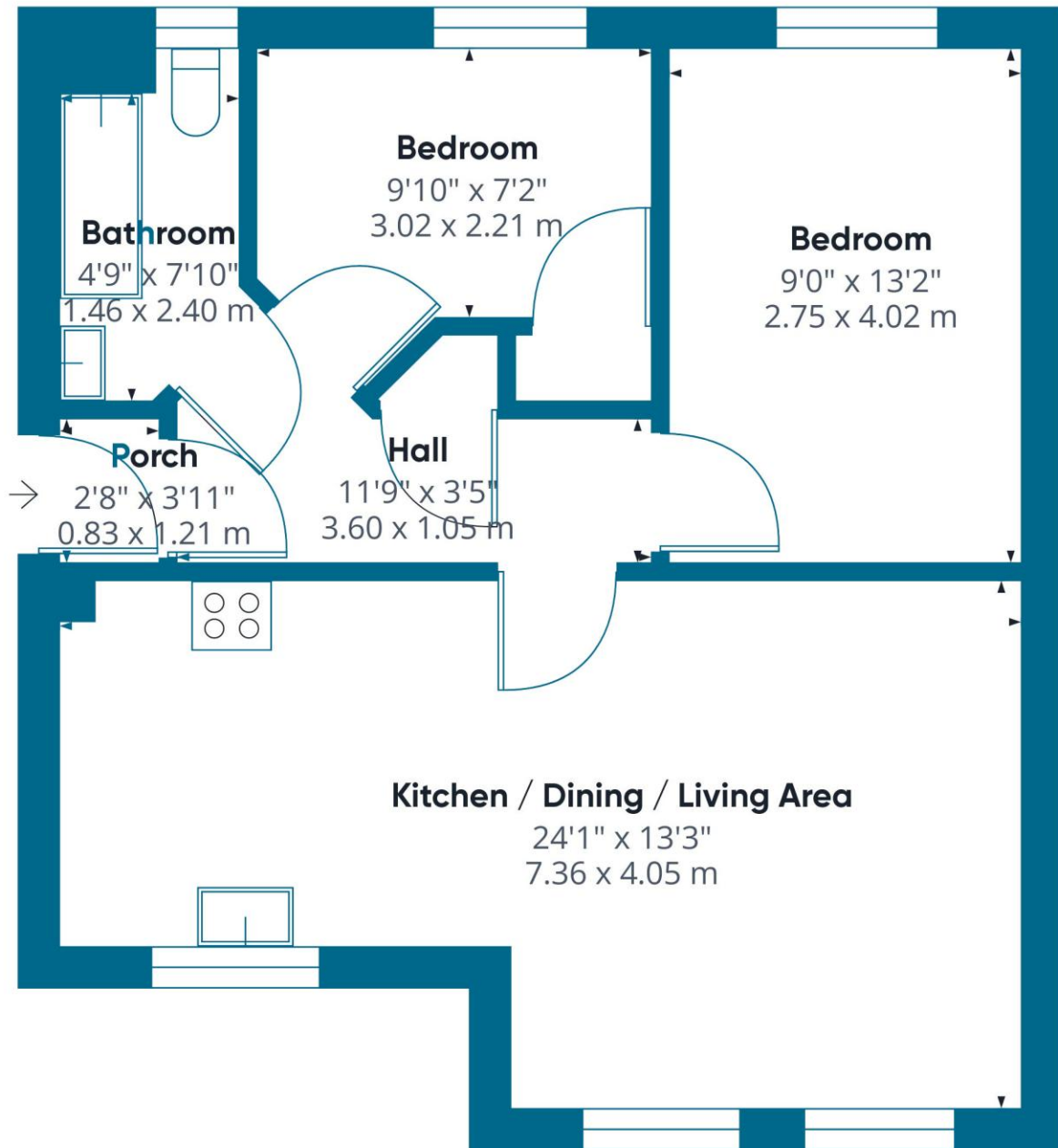
BEDROOM TWO 9' 10" x 7' 2" (3m x 2.18m) With UPVC double glazed window to the rear, built in storage cupboard and radiator.

BATHROOM 7' 10" x 4' 9" (2.39m x 1.45m) With UPVC double glazed window to the rear, panelled bath with shower screen and mixer tap, wall mounted shower, low level WC, wash hand basin with storage drawers beneath, heated mirror, heated towel rail, extractor fan and tiling to the walls and floor.

TENURE The property is leasehold with approximately 132 years remaining with an annual ground rent of £150.00. The service charge is approximately £1300 per annum, this information should be checked and verified by your legal representative.

Council tax band - C





Approximate total area

593.8 ft²

55.17 m²

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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.

