

FOR SALE



Sir Thomas White Close, Warwick

2 Bedrooms, 2 Bathroom, Apartment

£190,000



- Two double bedrooms
- Light spacious living dining room
- Top floor apartment
- HW cylinder with lifetime warranty
- Primary bedroom with en-suite
- Well presented
- Cul-de-sac location
- Allocated parking

This well presented two bedroom modern apartment offers an inviting blend of modern design and convenience, this property boasts two well-appointed bedrooms, one with en-suite and a further bathroom. There is a well-equipped kitchen that seamlessly merges with a spacious living dining area which has a Juliet balcony, an ideal spot for morning coffees and open views. At the rear there is an allocated parking space and the property has a 130+ year lease.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALL 4' 11" x 4' 1" (1.5m x 1.24m) With electric panel heater, intercom system, storage cupboard which houses hot water cylinder which is approximately 2 years old and has a lifetime warranty and fuse box and storage.

LIVING ROOM 16' 6" x 12' 9" (5.03m x 3.89m) With two double glazed french doors that open to a Juliet balcony, single double glazed window, electric panel heater and archway leading into the kitchen.

KITCHEN 8' 7" x 8' 4" (2.62m x 2.54m) Fitted with a range of wood effect wall and base units, integrated electric oven and hob with extractor above, space and plumbing for washing machine, dishwasher and free-standing fridge-freezer.



PRIMARY BEDROOM 12' 10" x 8' 4" (3.91m x 2.54m) Double glazed window to the front, electric panel heater, fitted double wardrobes.

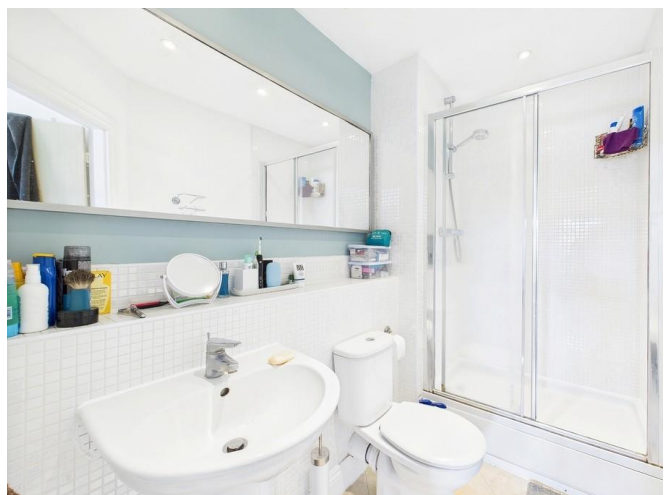
EN-SUITE 8' 1" x 4' 3" (2.46m x 1.3m) Fitted with a white suite with walk-in shower, low level W/C, wash hand basin.

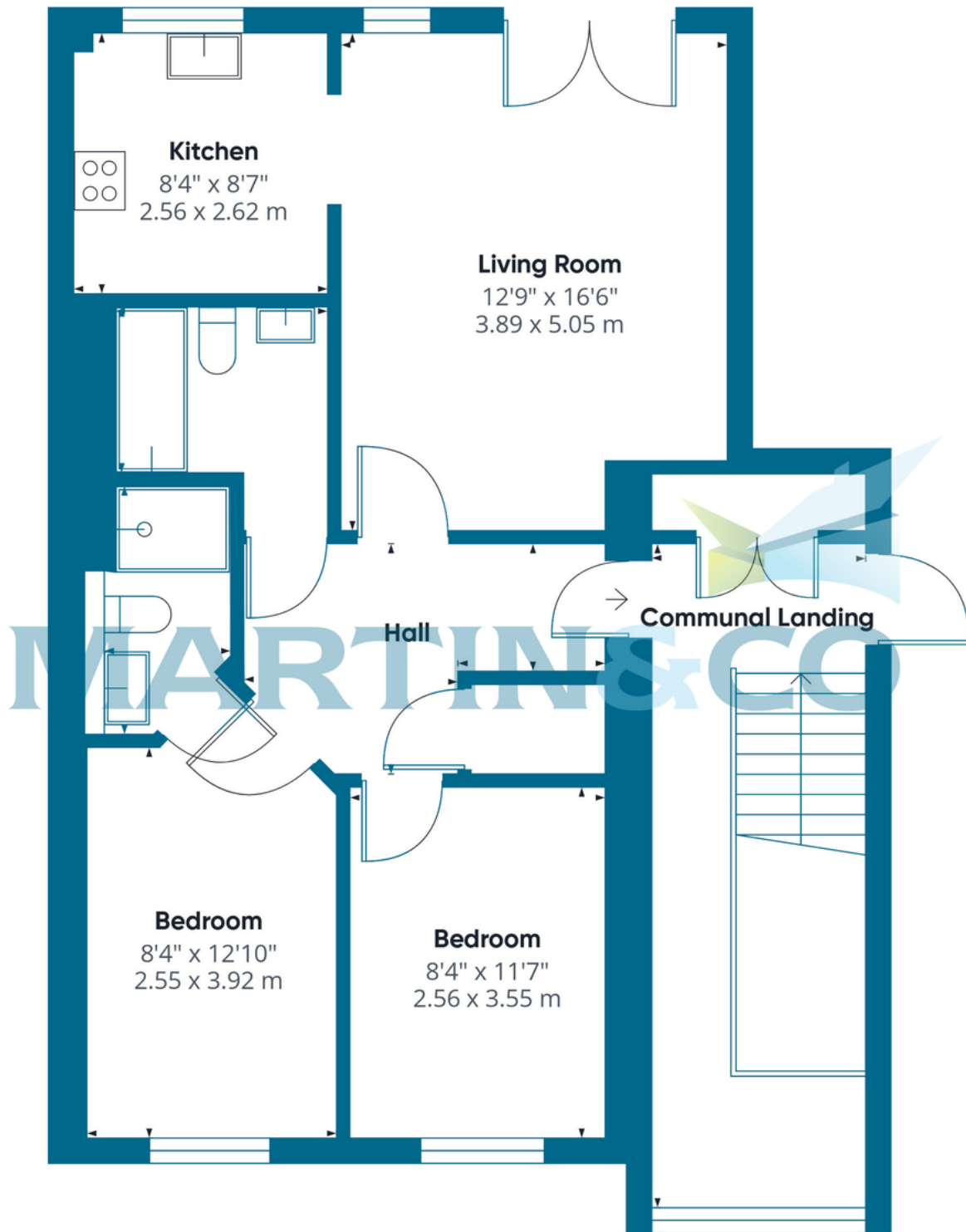
BEDROOM TWO 11' 7" x 8' 4" (3.53m x 2.54m) Double glazed window to the front and electric panel heater.

BATHROOM 7' 8" x 5' 5" (2.34m x 1.65m) Fitted with a white suite with bath and shower over, low level W/C, wash hand basin.

OUTSIDE There is one allocated parking space.

TENURE The property is leasehold with 150 year lease from 1st June 2006 with an annual ground rent of £200.00. The service charge is approximately £1758.00 per annum, this information should be checked and verified by your legal representative.





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