

Peter Clarke



1 Wellesbourne House Walton Road, Wellesbourne, Warwick, CV35 9JB

- Ground Floor Apartment
- Gated Development
- Open Plan Living-Kitchen-Diner
- One Double Bedroom
- Allocated Car Parking Space
- Communal Gardens
- EPC Rating C



£165,000

ACCOMMODATION

Entry through front door into open plan kitchen-living-dining area. The modern open plan living-kitchen space offers a range of wall and base units with worktop over, oven, integrated fridge freezer, washing machine and dishwasher. Four burner hob, pull out extractor, spotlights and large sash window to the front aspect, two wall mounted radiators, intercom panel and wall mounted boiler. Space for living and dining furniture. The bathroom offers bath, wc, wash hand basin with vanity unit, heated towel rail and large obscure sash window to the front, shower and spotlights. The bedroom has wall mounted radiator and large sash window to the front aspect.

OUTSIDE

There is a communal hallway and large communal seating area to the front of the apartment. Large communal gardens, parking space and visitor parking spaces all accessed via secure gates.

GENERAL INFORMATION

TENURE: The property is understood to be Leasehold with 119 years remaining on the lease. This should be checked by your solicitor before exchange of contracts.

CHARGES: We have been advised that there is an annual service charge of £990 and an annual ground rent of £112. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

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.

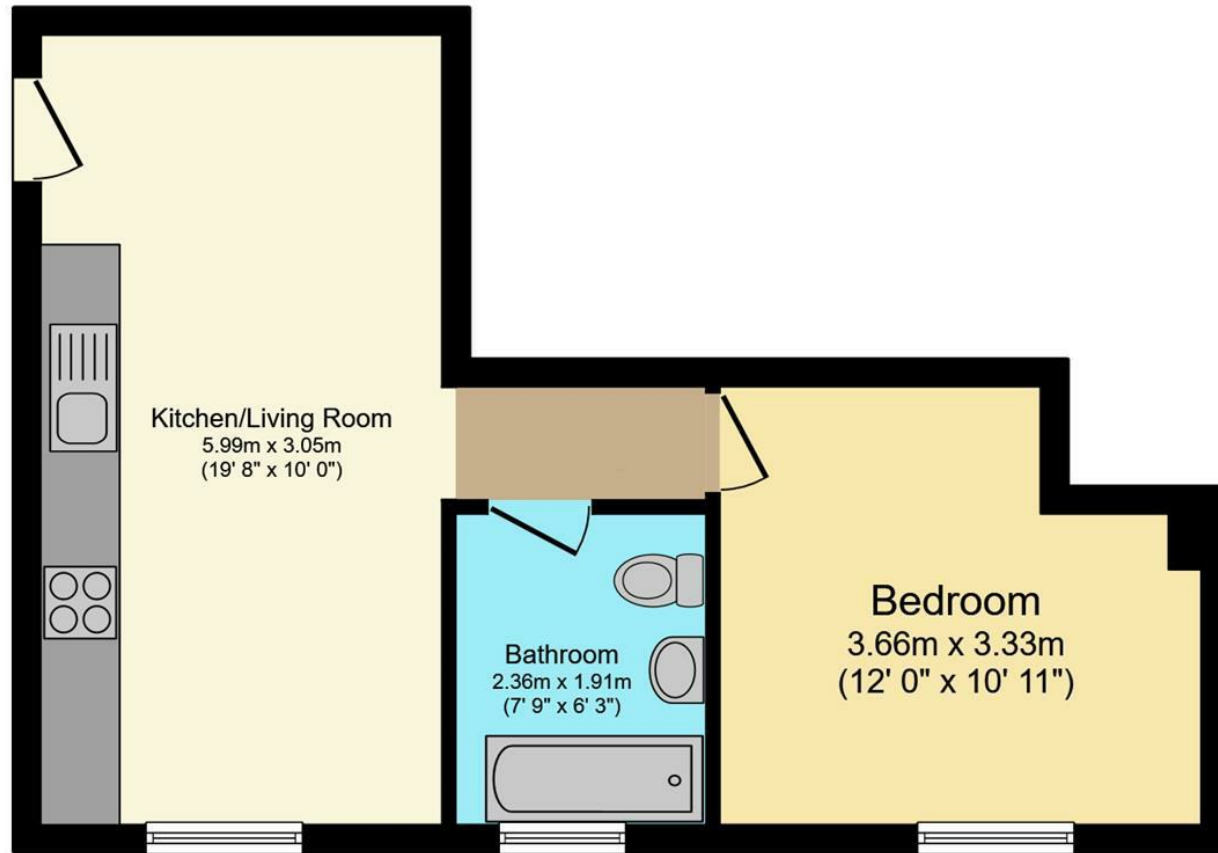
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band A.

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

VIEWING: By Prior Appointment with the selling agent.



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Floor Plan

Floor area 36.3 sq.m. (390 sq.ft.)

Total floor area: 36.3 sq.m. (390 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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