2 Emscote Mill Wharf Street, Warwick, CV34 5LB

- Beautifully appointed ground floor apartment
- Share of Freehold
- One double bedroom
- Open plan kitchen/living room
- Modern Shower Room
- Leasehold 995 years remaining
- Ideal investment opportunity, first home or lock up and leave
- EPC Rating - Band D

1 1 1

Price Guide £155,000

Are you looking for an investment property, lock up and leave or a fabulous first home?
This beautifully presented ground floor apartment situated in a popular location in Warwick might just be THE one for you.
An attractive modern conversion finished to a high standard throughout which offers a good sized open plan living/kitchen/dining area, double bedroom and shower room all within easy reach of Warwick town centre, local shops, amenities and transport links.

ENTRANCE HALL
A secure communal entrance which gives way to the communal hall, leading to the front door.

INNER HALLWAY
With built in wardrobe

OPEN PLAN KITCHEN/LIVING/DINING AREA
A good sized light and bright space with two windows to the front. A modern range of painted kitchen wall and base shaker style units with integrated fridge freezer, electric hob and oven, inset sink with drainer and integrated dishwasher.

DOUBLE BEDROOM
A generous double bedroom with two windows to the rear.

SHOWER ROOM
A modern and well appointed suite with vanity sink unit, WC with concealed cistern and dual flush and double sized walk in shower

GENERAL INFORMATION

TENURE: We are informed that the property is Leasehold -995 years remaining with a share of the Freehold. Maintenance charge of £1,200 per annum

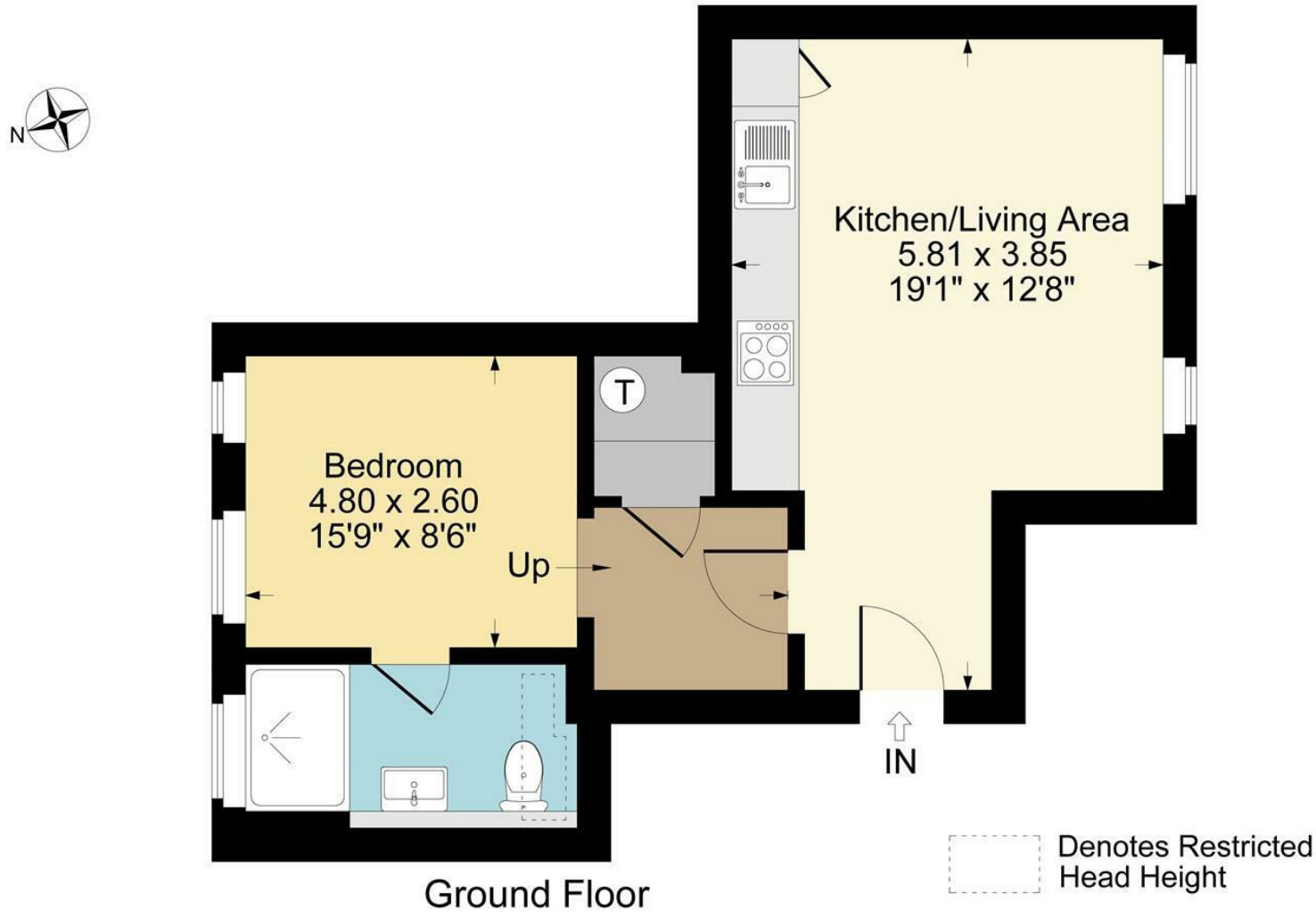
SERVICES: We have been advised by the vendor that mains water, electricity and drainage are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

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 and is understood to lie in Band A.

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

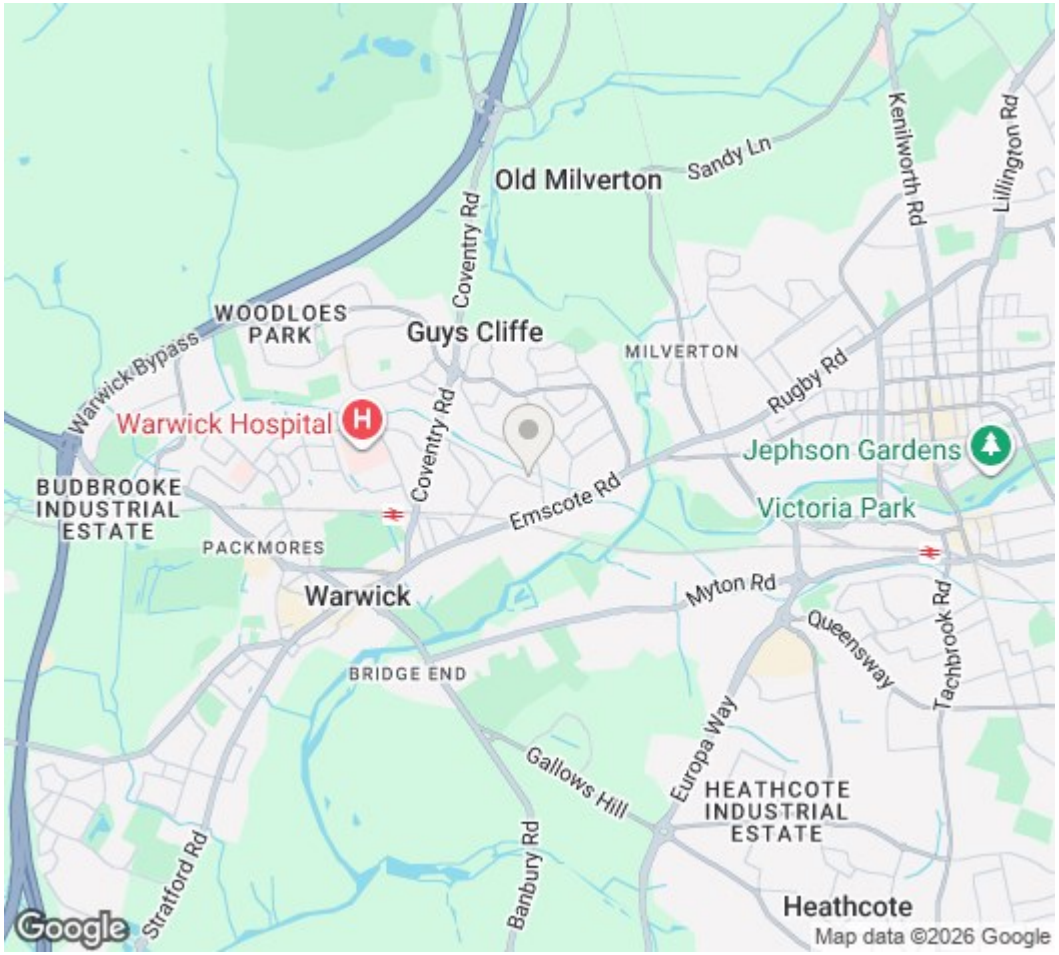
VIEWING: By Prior Appointment with the Selling Agents.



Ground Floor

Approximate Gross Internal Area 36.21 sq m / 390 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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