

Peter Clarke



8 Vickers Way, Warwick, CV34 7AP

- Attractive building
- Block of just six apartments
- Ground Floor accommodation
- Open plan kitchen/sitting/dining room
- Two bedrooms
- Bathroom
- Allocated and residents parking



Price Guide £200,000

In a block of just six properties in this attractive building is this two bedroom ground floor apartment conveniently located with shops close by. With open plan living/kitchen/dining room, two bedrooms, bathroom, allocated parking.

ACCOMMODATION

A communal front door leads via secure entry system to communal hall. Private entrance door to Hall. Sitting/Dining/Kitchen with bay window to front and dual aspect, kitchen area with range of cupboards and work surface, one and a half bowl sink, four burner gas hob with built in oven and grill below, glass splashback, built in fridge freezer, built in dishwasher, built in washing machine, access to Worcester gas heating boiler. Bedroom One. Bedroom Two. Bathroom with WC, wash basin and bath with shower screen and shower over, tiled floor, tiled splashbacks, downlights.

Outside, there is allocated parking space, visitors parking, communal bin store and bike store.

GENERAL INFORMATION

TENURE: The property is understood to be Leasehold for a term of 125 years from 1st August 2016. The current ground rent is understood to be approximately £300 per annum and there is annual maintenance charge of approximately £1200. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains water, electricity, gas and drainage are connected to the property. However this should 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 B.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. 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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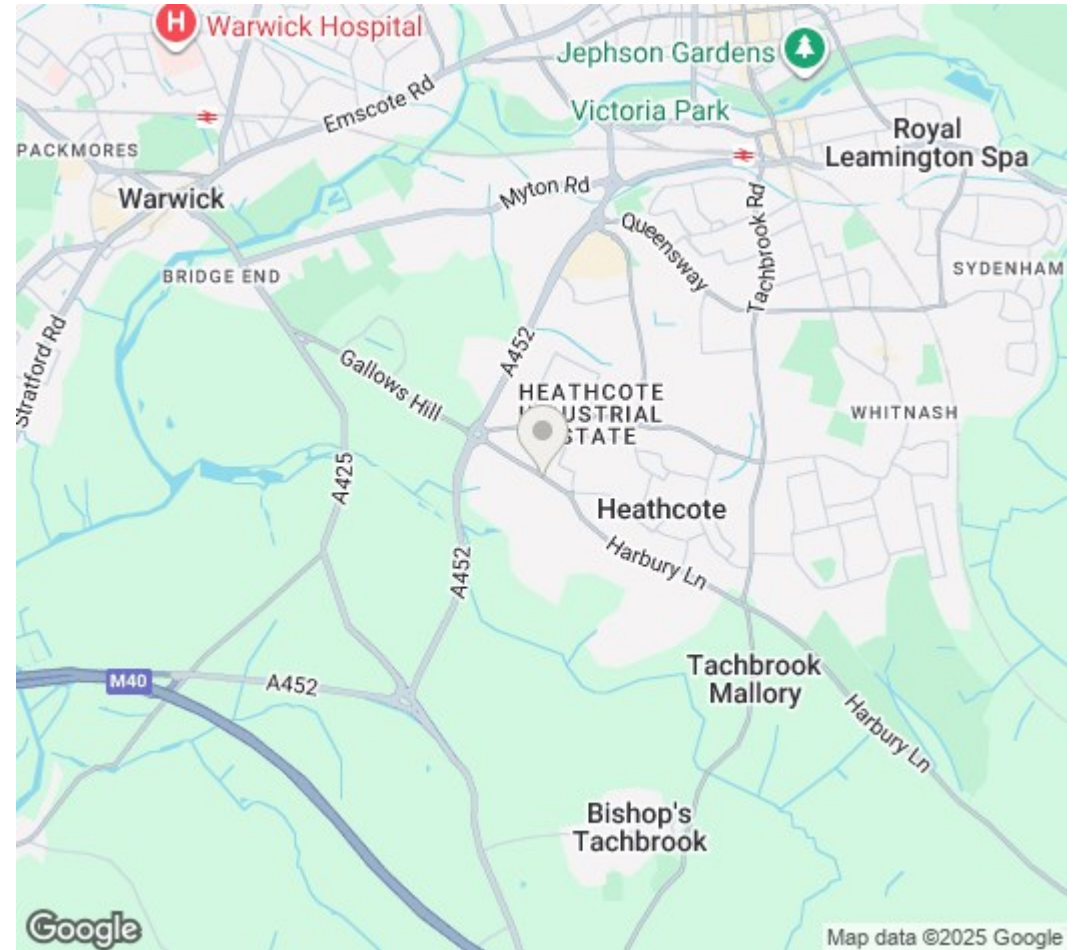


Floor Plan

Floor area 54.9 sq.m. (591 sq.ft.)

Total floor area: 54.9 sq.m. (591 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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