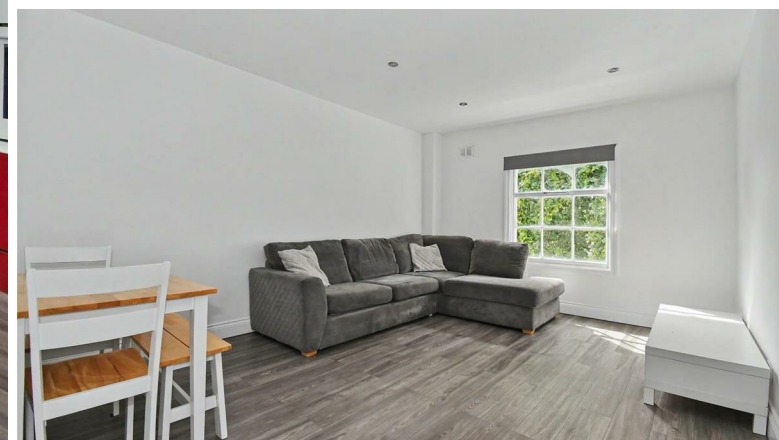






A spacious one bedroom period converted apartment, offering light and airy accommodation, situated in the heart of town centre.

Briefly Comprising;

Communal entrance hallway and staircase rising to second floor, private entrance hallway, spacious living/dining room, semi open plan to adjacent modern fitted kitchen. Double bedroom. White fitted bathroom. Electric heating. Part double glazing. Communal parking facility. NO CHAIN.

The Property

Is approached via a gated pathway from Willes Road, giving access via a short flight of steps to the...

Communal Entrance Door

In turn leads to...

Communal Entrance Hallway

With staircase rising to the second floor landing with windows to the rear, communal entry phone point. Door to car park to rear.

Private Hallway

Giving access to living space, fuse box.

Living/Dining Room

11'9" x 15'5" (3.58m x 4.70m)
With timber framed multi pane sash window to front elevation, downlighter points to ceiling, laminate wood look flooring and modern electric Stiebel Electric heater. Broad opening to...

Semi Open Plan Kitchen

8'7" x 12'5" (2.62m x 3.78m)
With timber framed multi pane sash window to front

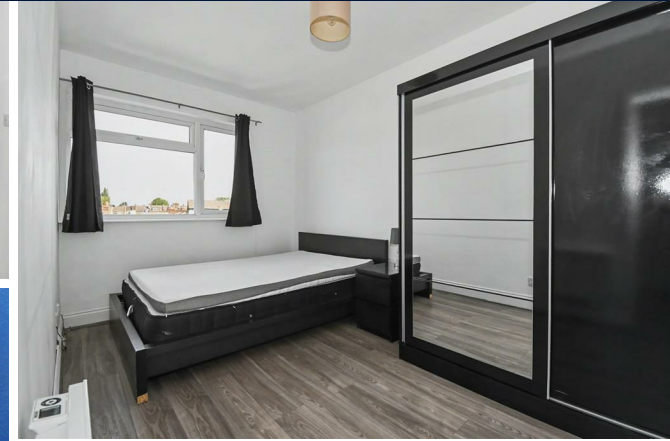
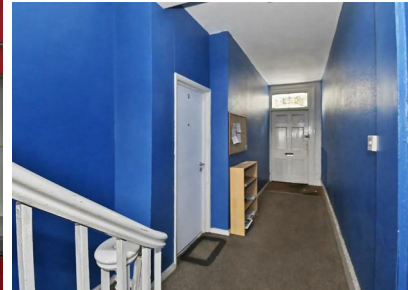
elevation, range of gloss fronted wall and base units with contrasting working surface over, inset stainless steel sink drainer unit with mixer tap, inset oven and space for microwave, space for tall fridge freezer, space and plumbing for washing machine.

Bedroom

8'2" x 14'2" (2.49m x 4.32m)
With upvc double glazed window to rear elevation, modern Stiebel Electric heater, laminate flooring.

Bathroom

Fitted with a white suite to comprise; bath with electric shower over, low level WC, pedestal wash hand basin, chrome radiator electric towel rail, full splashback tiling, upvc obscure double glazed window to rear elevation, continuation of laminate flooring, door to airing cupboard with hot water cylinder and shelving below.



Outside

To the rear of the property is a communal tarmac parking, facility accessed off Lansdowne Road. We are informed with the right to park one car.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants

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 the same whether mentioned herein or not.

Tenure - Leasehold

The property is understood to be leasehold, with a share of the Freehold, although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease (05/12/1973), with 946 years remaining, service charge is £900 per annum, and the ground rent is £0. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be

in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

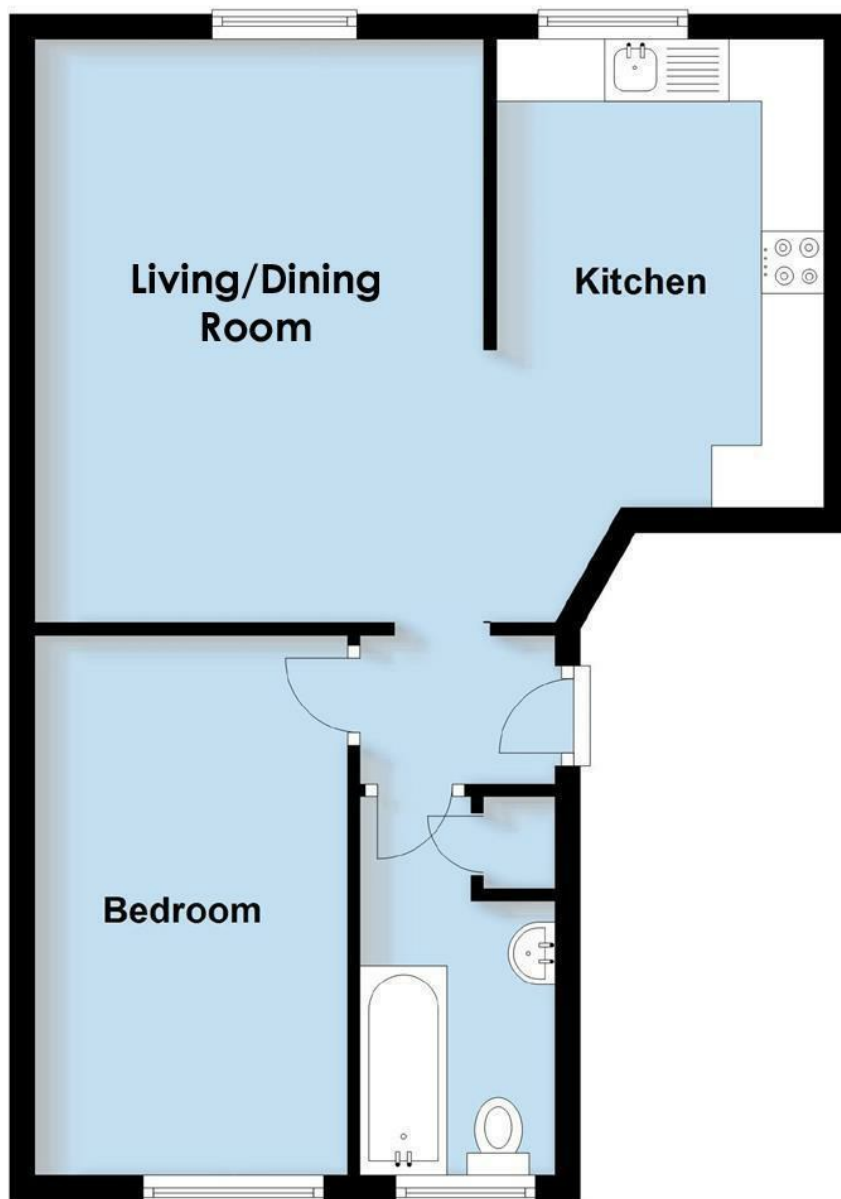
Council Tax Band B.

Location

Second Floor
CV32 4PP

Second Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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