





A characterful, modern, second floor two double bedroomed apartment, with en-suite to master bedroom and allocated off-road parking. NO CHAIN

Briefly Comprising;

Communal entrance hallway and staircase rising to second floor, Private Entrance Hallway with telephone entry phone point. Superb open plan Living/Dining/Kitchen with vaulted ceiling and integrated appliances. Master Bedroom with fitted wardrobes and en-suite bathroom, further double bedroom and fitted wardrobes. Separate shower room. Double glazing. Gas radiator heating. Allocated parking space.

The Property

Is approached via the archway leading to communal double glazed entrance door to...

Communal Stairs and Landing

With stairs rising to first and second floor landings. Private Entrance Door to the apartment.

Private Entrance Hallway

With entry phone point, radiator, skylight providing natural light and wood look flooring. Double doors to boiler/store cupboard with wall mounted Worcester combi boiler and fuse box.

Open Plan Living/Dining/Kitchen

15'3" x 18'2" (4.65m x 5.54m)

With feature angled, vaulted ceiling lines with two Velux double glazed roofline windows, further skylight and a double glazed sash window to side elevation.

Kitchen Area

Fitted with a range of attractive high gloss, flat fronted wall and base units, with contrasting solid working surface and upstands over, underslung Franke sink with mixer tap over, inset four point Siemens electric hob with Siemens oven below and glazed filter hood over, concealed Zanussi fridge freezer, concealed Indesit washing machine and concealed Zanussi dishwasher. Wood look flooring extending through to...

Living/Dining Area

With two radiators, feature vaulted ceiling with downlighter points, TV aerial point.

Bedroom One

11'2" inc fitted w'robes x 11'1" exp to 15'2" in d'way (3.40m inc fitted w'robes x 3.38m exp to 4.62m in d'way)

With feature semi vaulted ceiling lines, double glazed Velux roofline window with in-built blind, radiator, continuation of wood look flooring, wood look doors to the front of wardrobes with hanging and shelving. Door to further wardrobe/store cupboard.

En-Suite Bathroom

Fitted with a white double ended bath, with mixer tap (shower attachment not included but could be easily replaced), low level WC with concealed cistern and wash hand basin set into vanity cupboard with mono-mixer with full splashback tiling, extractor, downlighter points to ceiling, feature angle ceiling lines, chrome radiator towel rail.



Bedroom Two

10'4" inc fitted w'robes x 8'11" plus d'way (3.15m inc fitted w'robes x 2.72m plus d'way)

With feature angle ceiling line, Velux double glazed roofline window with in-built blind, downlighter points to ceiling, radiator, wood look fronted doors to built-in wardrobe with hanging and shelving.

Shower Room

Fitted with a white suite to comprise; low level WC with concealed cistern, wash hand basin set into vanity cupboard with mono-mixer, shower cubicle with thermostatic control, full splashback tiling, downlighter points to ceiling, extractor, continuation of wood look flooring.

Outside

To the rear of Mataka House lies allocated parking space No 16. Communal bike rack and bin storage area.

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 2025).

Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

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, being with a share of the freehold, although we have not inspected the relevant documentation to confirm this. We understand there to be a 125

year lease (01/01/2016), with 115 years remaining, service charge is £1,020 per annum and 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 including 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

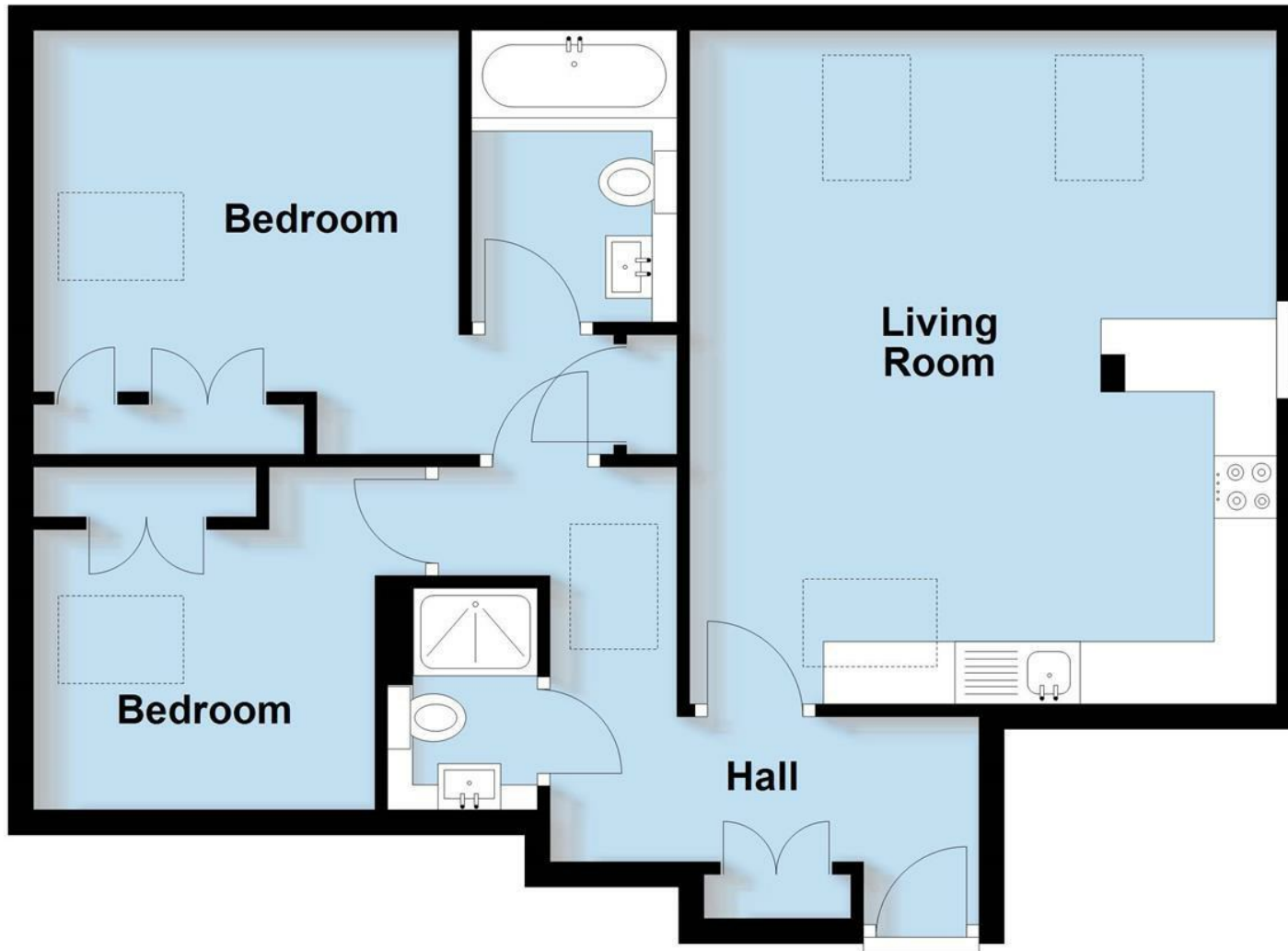
Council Tax Band D.

Location

Second Floor
CV32 5TP

Second Floor

Approx. 62.3 sq. metres (670.6 sq. feet)



Total area: approx. 62.3 sq. metres (670.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(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