



Your Property - Our Business



Flat 1, Staple Hill House, Staple Hill, Wellesbourne

£250,000



**NO CHAIN** - A spacious, two double bedroom ground floor apartment with over 730Sq Ft of accommodation, situated in this fine elegant period country house, set in communal grounds and gardens to include swimming pool, parking and garage en-bloc. NO PETS ALLOWED.

#### **Briefly Comprising:**

Communal entrance porch, impressive communal hallway, large private hallway with fitted storage, spacious dual aspect sitting/dining room with bay window, overlooking the communal grounds to the front. Attractively fitted Shaker style kitchen, large double bedroom with fitted wardrobes, additional second double bedroom, fitted bathroom, LPG fired central heating. Impressive communal grounds, gardens and woodland with large communal car park car garage situated en-bloc. NO UPWARD CHAIN.

#### **The Property**

Is approached via an impressive latched entrance door to...

#### **Communal Porch**

With pitched roofline, in turn leads to large impressive...

#### **Communal Entrance Hallway**

With cornicing and impressive dog-leg staircase rising up with central glazed atrium style roof providing natural light, personal door to Apartment 1.

#### **Private Entrance Hallway**

6' x 19'2" max (1.83m x 5.84m max)

With coved cornicing, timber herringbone parquet flooring, double radiator, timber doors to useful cloaks cupboard with hanging rail, additional airing cupboard to side with slatted shelving and central heating radiator.

#### **Living/Dining Room**

14'8" into bay x 14'10" (4.47m into bay x 4.52m)

Dual aspect room, with stone mullion bay window overlooking communal gardens to the front of the building, with double radiator, additional window to side elevation, cornicing, further double radiator.

#### **Kitchen**

5'11" x 11'1" (1.80m x 3.38m)

With an attractive range of Shaker style cream wall and base units, with working surface with matching upstands over, sink drainer unit with mixer tap, inset four point electric Samsung hob with stainless and glazed oven below and stainless filter hood over, glass splashback, space for tall fridge freezer, space for washing machine, window set into mullion surround, downlighter points to ceiling, tiled floor, wall mounted radiator.

#### **Bedroom One**

13'2" to front of built in w'robes x 11'8" (4.01m to front of built in w'robes x 3.56m)

With large glazed window to front elevation overlooking communal grounds and gardens, double doors to large wardrobe with hanging rail and high level storage over, coved cornicing and double radiator.



#### **Bedroom Two**

9'4" x 11'8" (2.84m x 3.56m)

With window to front elevation overlooking communal grounds and gardens, continuation of herringbone style floor, cornicing.

#### **Bathroom**

Fitted with a period style white suite to comprise; low level WC, pedestal wash hand basin, bath with wall mounted taps and filler with fixed shower head over and wall controls, splashback tiling to half height with border tile extending to full height in shower area over bath, tiled floor, radiator, downlighter points to ceiling, coved cornicing, tiled floor with electric under floor heating.

#### **Outside**

#### **Garage**

9'3" x 16'1" (2.82m x 4.90m)

Situated en-bloc approached down the communal drive and through the archway, leading round to the rear of the building where there is a garaging area. With power and light as fitted.

Please note: there is also a communal bin storage area located in one of the garage style bays at the end. The communal driveway continues back round to the front to the main road.

#### **Tenure**

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease from 2nd January 2001 with 977 years remaining, being with a share of the freehold, the service charge is £2,820 per annum and £108 per annum for cleaning of communal hallway. Please verify this information with your legal advisers. Further details upon request.

#### **Services**

We believe the property to be connected to mains electricity, sewage is by way of a communal septic tank, gas is provided by communal LPG tank.

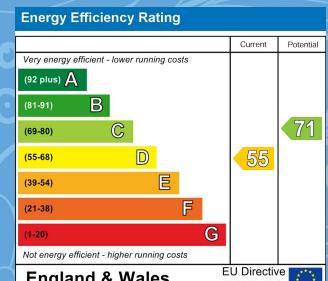
NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### **Council Tax**

Council Tax Band C.

#### **Postcode**

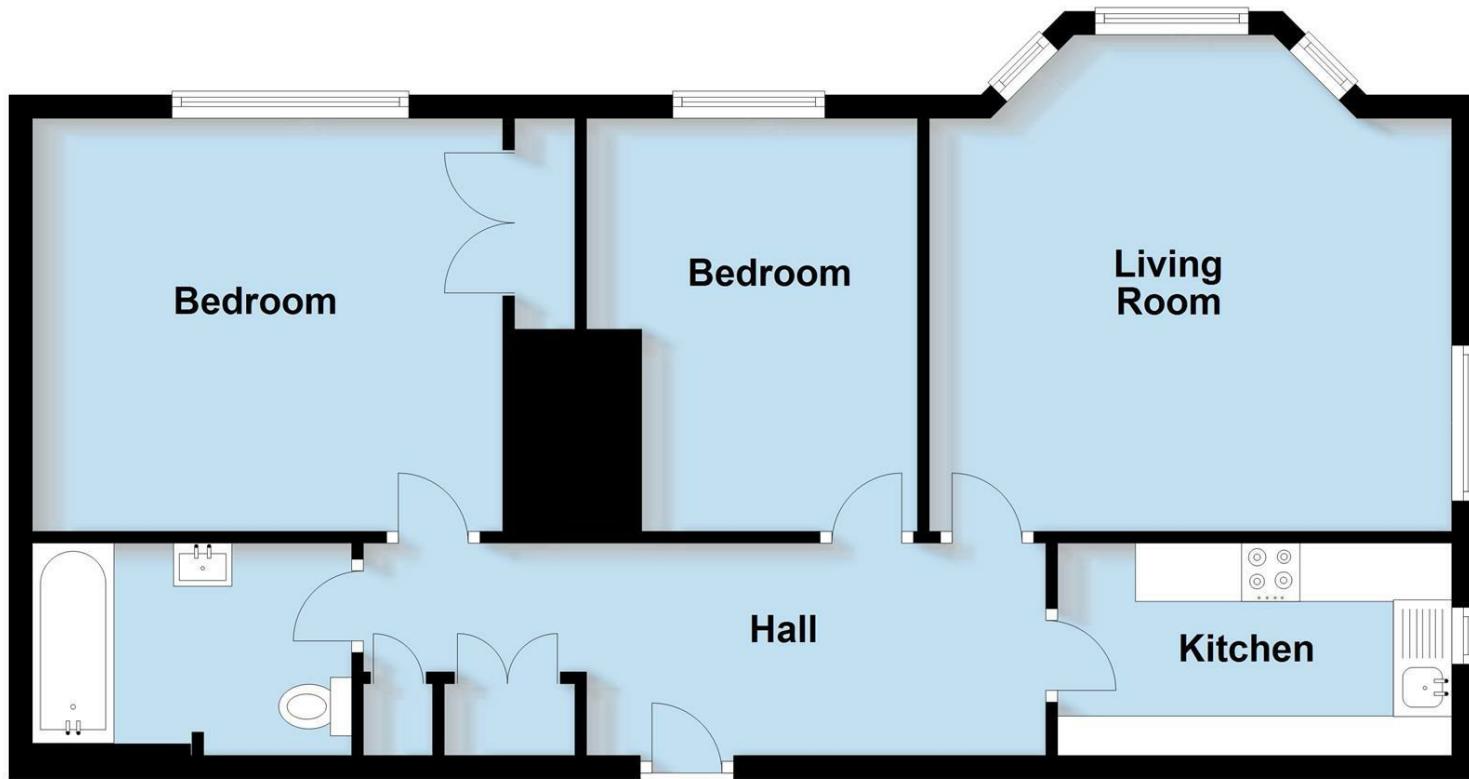
CV35 9LH



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

## Ground Floor

Approx. 68.2 sq. metres (734.0 sq. feet)



Total area: approx. 68.2 sq. metres (734.0 sq. feet)

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