Your Property - Our Business

ehB RESIDENTIAL

9, Victoria Mews, Saltisford, Warwick, CV34 4TE

A modern purpose-built first-floor apartment with its own private entrance situated close to the town centre amenities. The well-appointed accommodation comprises: entrance lobby, landing, living room, fitted kitchen, double bedroom, bathroom, double glazing where stated, and residents' car park. Energy rating D 63. NO UPWARD CHAIN.

Price Guide £130,000

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Location
This spacious one-bedroom first-floor apartment is located within walking distance of Warwick town centre, and has excellent local amenities close by including Sainsbury's supermarket just around the corner.

Approach
Through a sealed unit double-glazed entrance door into:

Entrance Lobby
With a modern, wall-mounted Sunhouse electric heater, the stairs lead to the First Floor and feature a double-glazed skylight.

First Floor
Wall-mounted entryphone system, Sunhouse heater, access to roof space, good-sized Airing/cloak cupboard and doors to:

Living Room
16'3" x 8'10" (4.97m x 2.71m)
Sunhouse wall-mounted electric heater and double-glazed window to the front aspect with a deep display sill. Door to:

Fitted Kitchen
12'9" x 7'4" (3.90m x 2.26m)
Range of base units with complementary worktops and tiled splashbacks. Belling electric cooker, space for an upright fridge/freezer, space and plumbing for a washing machine and a double-glazed window to the front aspect.

Double Bedroom
13'1" x 8'9" (4.00m x 2.68m)
Wall-mounted Sunhouse electric heater and a double-glazed window to the front aspect.

Bathroom
White suite comprising a bath with a Mira shower over and a glass shower screen. WC, pedestal wash hand basin, complementary tiled splashbacks, electric heated towel rail. Built-in shelved storage cabinet with display area over, wall-mounted Dimplex electric fan heater and a double-glazed window to the front aspect.

Outside
Residents' car park.

Tenure
The property is understood to be leasehold, with a 99-year lease starting in 1987. The current service charge is £82.98 per month, with a peppercorn ground rent. This information is provided for reference only and should be verified by a solicitor. The current vendor has confirmed that the property will be sold with a new extended lease, and we are awaiting further details.

Services
All mains services are understood to be connected except gas. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, and we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax
The property is Council Tax band "B" - Warwick District Council

Postcode
CV34 4TE

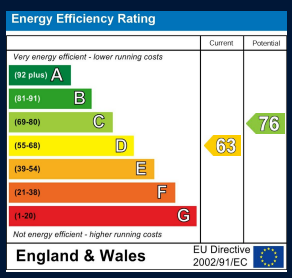
Directions
From our offices proceed into the High Street and then right into Bowling Green Street after passing the Lord Leycester Hospital and continue over two sets of lights and down through Theatre Street to the roundabout. Take the first exit onto Saltisford, right into Victoria Street, and right again into Victoria Mews.

First Floor

Approx. 48.6 sq. metres (523.1 sq. feet)

Total area: approx. 48.6 sq. metres (523.1 sq. feet)

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



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