

ehB
RESIDENTIAL

Your Property - Our Business



Flat 15, Coach House Mews, Warwick

Price Guide
£200,000



Coach House Mews is a well-regarded modern purpose-built development. It occupies a popular residential location situated close to the rail station, hospital, St Nicholas and Priory Parks, and amenities at St John's and Coten End. The historic county town centre is within a few minutes' walk.

This spacious apartment features a reception hall, a well-equipped dining kitchen, a living room, two double bedrooms, an en-suite shower room, and a family bathroom. Allocated and visitor parking.

Offered with no upward chain and with vacant possession. Energy Rating C.

Location

Coach House Mews is situated in a convenient location with excellent local amenities, including Warwick Station and a variety of shops at St John's and Coten End. St. Nicholas and Priory Parks are within walking distance.

Approach

Through the communal entrance door to:

Communal Entrance Hall

Hallway and staircase leading to the second Floor.

Entrance Hall

Telephone security entry system, wall-mounted electric panel heater, ceiling recessed spotlights. Cupboard housing the recently installed Gledhill hot water cylinder.

Living Room

13'7" x 11'3" (4.15m x 3.43m)

Wall mounted electric panel heater, double-glazed windows to the rear aspect.

Dining Kitchen

14'5" x 9'10" narrowing to 8'6" (4.4m x 3.0m narrowing to 2.6m)

A range of base and eye-level wood units, an inset stainless-steel sink unit with cupboard space beneath. Ample granite-effect work surfaces and walls tiled around the splash areas. Integrated dishwasher, washing machine, and fridge-freezer with matching fronts. Built-in electric oven, four-ring electric hob and cooker hood over. wall mounted electric panel heater, ceiling recessed spotlights and double-glazed window to the front aspect.



Bedroom One

9'10" x 10'11" (3.00m x 3.33m)

Full-height built-in wardrobes. Wall mounted electric panel heater, double-glazed window to the rear aspect. Door to:

En-suite Shower

White suite comprising tiled shower enclosure, pedestal wash hand basin, and close-coupled WC. Electric panel heater, extractor fan, ceiling recessed spotlights and a double-glazed window to the rear aspect.

Bedroom Two

11'6" x 8'11" (3.51m x 2.72m)

A wall mounted electric panel heater and a double-glazed window to the front aspect.

Bathroom

8'11" x 6'7" (2.71 x 2)

White suite comprising bath with a shower attachment, wash hand basin, and a WC with a concealed cistern. Walls tiled around the splash areas, electric panel heater, extractor fan, and ceiling recessed spotlights. Double-glazed window to the front aspect

Outside:

ALLOCATED PARKING SPACE plus visitor parking.

Tenure

This property is leasehold, with a lease term of 193 years, following a recent lease extension. It has a service charge of £1,710.73 per annum, alongside a peppercorn ground rent.

Services

All mains services are understood to be connected to the property, except for 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, we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

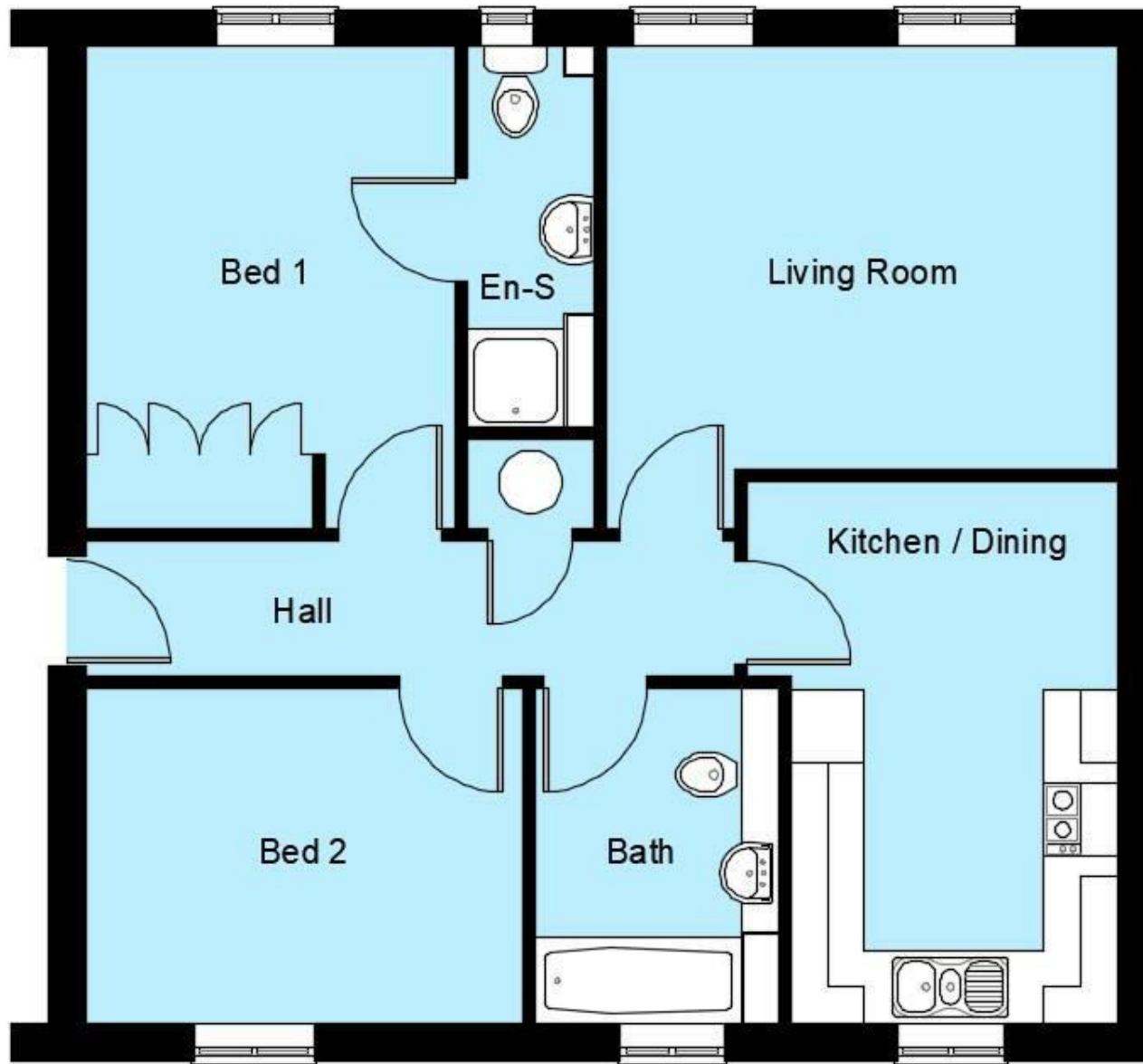
Council Tax

The property is in Council Tax Band "C" - Warwick District Council

Postcode

CV34 4LD

Second Floor
Approx 66.5 sq.metres (715 sq. feet)

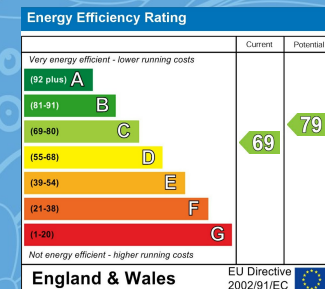


Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com



Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.