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21, Westgate Close, Warwick

Price Guide £185,000

This two-bedroom first-floor maisonette is nestled just a short walk away from the historic Warwick Town Centre. With immediate travel routes from Warwick Bus Station, Warwick Rail Station and a short drive to the M40 and A46.

The property briefly comprises: large living/ dining room, fitted kitchen, two double bedrooms, bathroom and private parking space.

This property is advertised at a 100% share. However, it can be purchased at a 60% share for £108,000. It is advised to speak with the agent to check eligibility with Bromford Housing Association.

Location
Westgate Close is located just a short walk away from the historic Warwick Town Centre. With immediate travel routes from Warwick Bus Station, Warwick Rail Station and a short drive to the M40 and A46.

Approach
Private entrance door

Entrance lobby
Stairway to first-floor landing

Hallway
Offering access to the lounge, bedrooms, kitchen, bathroom, and an airing cupboard housing a new dual-thermostat water-heating cylinder.
Loft hatch to loft space and wall-mounted electric heater

Living Room / Dining Room
20'10" x 10'9" (6.37m x 3.3m)
Double glazed windows to the rear and side access. Wall mounted electric heater. Two ceiling light points

Kitchen
15'2" x 6'10" (4.64m x 2.1m)
A range of base and eye-level vinyl-fronted units, complementary composite effect worktop with tiled splashbacks, single-inlet stainless steel sink with stainless steel taps, integrated electric oven with four-ring induction hob and hidden extraction fan above. Space and plumbing for a washing machine and space for a freestanding fridge freezer. Double-glazed window to the side aspect, strip light above, wall-mounted electric heater

Bedroom One
12'11" x 8'1" (3.96m x 2.47m)
Built-in double wardrobe, electric wall-mounted heater, double-glazed windows to the front and side aspects.

Bedroom Two
8'11" x 7'1" (2.74m x 2.18m)
Wall-mounted electric heater and double-glazed window to the rear aspect

Bathroom
Three-piece suite, low-level flush WC, pedestal hand wash basin, panel bath with small glazed shower screen and shower attachment, fully tiled shower enclosure, electric wall-mounted heater, mirrored wall storage, electric shaver point and light, privacy double-glazed window to the front aspect

Outside
There is one allocated parking space at Westgate Close, located nearest to the building.

Services
All mains services are understood to be connected to the property with the exception of 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.

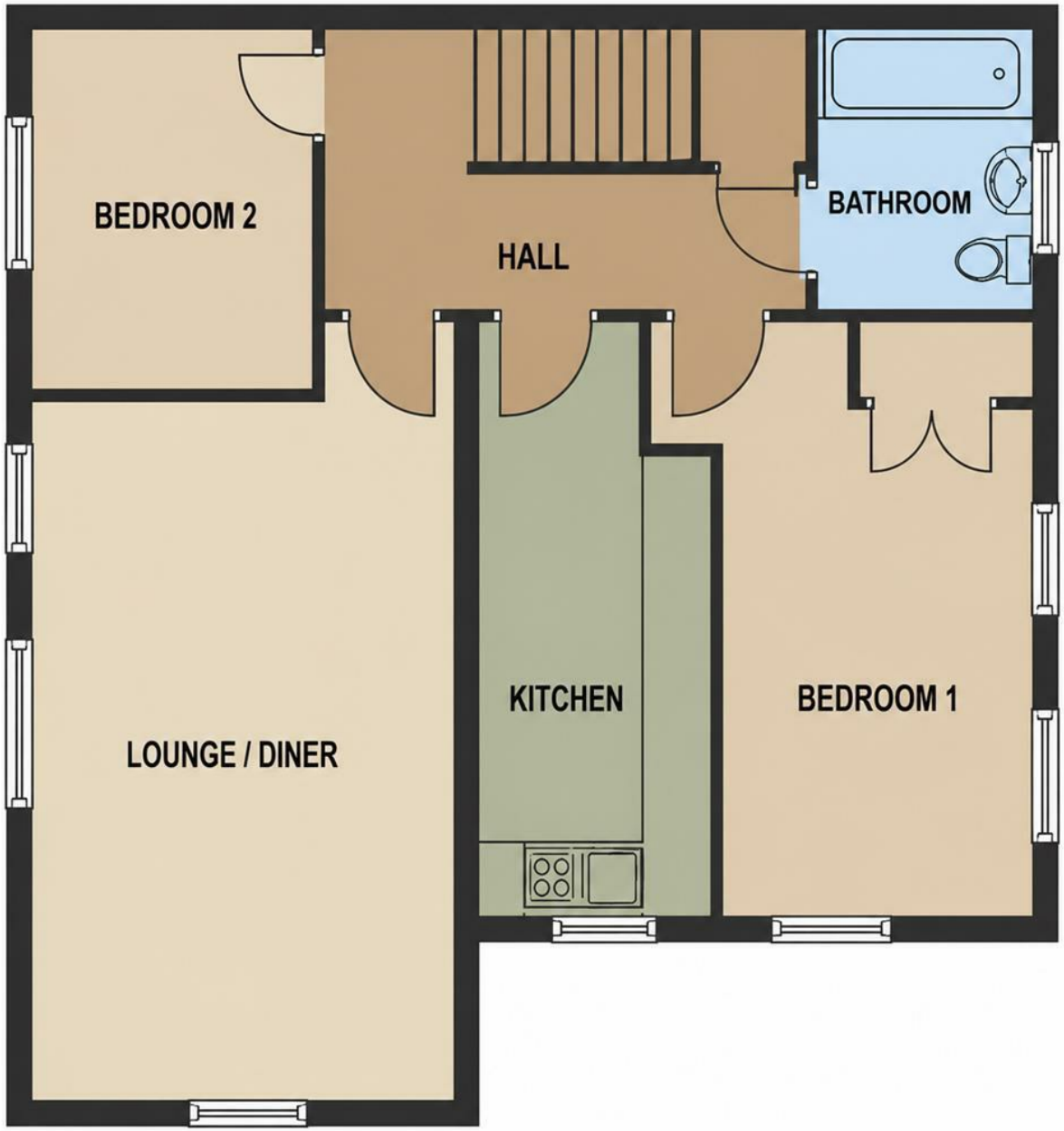
Tenure
The property is understood to be leasehold, benefitting from a recently renewed lease with 124 years remaining. A monthly service charge of approximately £58.80.

This property is also available at a 60% share for £108,000 with the same lease details, along with a monthly rent of approximately £397.57 through Bromford Housing Association.

If you wish to enquire about purchasing the 60% share of the property, it is recommended to call the agent beforehand to discuss the Bromford online eligibility forms and eligibility checker.

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

Postcode
CV34 6HB



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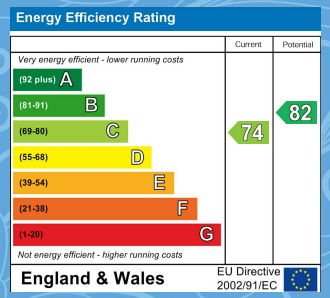

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

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