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60, Crane Close, Woodloes Park, Warwick

Price Guide £85,000

Requiring modernisation and improvement, this upper floor maisonette has a private entrance offering well-proportioned bedroom accommodation and a driveway & integral garage. There is no upward chain. CASH BUYERS ONLY. Awaiting EPC.

Location

Porch
Useful store. The entrance door leads into the:

Ground Floor Hall
With the staircase rising to:

First Floor
Access to roof space. Door to Living Room and Bathroom.

Living Room
14'11" x 11'3" (4.56m x 3.44m)
Wood effect floor, two double-glazed windows to front aspect. Door to:

Kitchen
11'3" x 6'2" (3.45m x 1.90m)
Base and eye level units, worktop with sink unit, matching floor. Door to:

Spacious Bedroom
18'0" x 7'10" widening to 10'2" (5.51m x 2.39m widening to 3.12m)
There is a wooden effect floor and a built-in airing cupboard housing the hot water cylinder. Two double-glazed windows to the rear aspect allow you to enjoy elevated, far-reaching views towards Warwick town centre. Door to:

Bathroom
8'6" x 6'6" (2.61m x 1.99m)
Comprising bath, pedestal wash hand basin, WC, and a matching floor.

Outside
Integral garage - 16'1" (4.91m) x 8'10" (2.7m). Up and over door. Electric, gas and water meters. Driveway with parking for two further cars.

Tenure
All mains services are understood to be connected to the property. TENURE: The property is LEASEHOLD, held on a 99-year unexpired lease from 1st January 1976. The service charge is currently £50.00 per month and the Ground Rent is currently £35.00 PA.

Services
All mains services are understood to be connected to the property. There is currently no heating system at the property, however, gas is connected to the property.

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

Postcode
CV34 5HB

Directions
From our offices on Jury Street, proceed to the traffic light junction and into Smith Street. Turn left onto Coventry Road (A429) at the next set of lights. At the roundabout, take the first exit onto Primrose Hill. Continue up Primrose Hill, and after the brow of the hill, take a left turn into Deansway. Turn first left onto Crane Close.

Ground Floor

Approx. 12.5 sq. metres (134.3 sq. feet)

First Floor

Approx. 47.7 sq. metres (514.0 sq. feet)

Total area: approx. 60.2 sq. metres (648.2 sq. feet)

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

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- Residential Estate Agents
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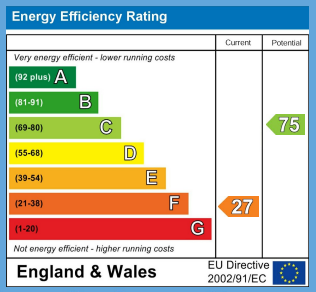

Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

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