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**24 Wallace House, Lammas Walk, Warwick**

**Price Guide  
£155,000**





This spacious, one-bedroom top-floor apartment offers views over the racecourse. Ideally located close to local amenities, the town centre and accessible to road and rail commuter networks. NO UPWARD CHAIN. Energy rating C.

#### Location

Wallace House is ideally placed close to the historic county town centre and its amenities, and is easily accessible to the A46, junction 15 of the M40 motorway, and Warwick and Parkway rail stations, all providing excellent commuter links. Considered an ideal investment property, it is being sold with the benefit of no onward chain.

#### Communal Entrance Hall

Secure communal entrance hall with staircase leading to the Second Floor Landing.

#### Hallway

Storage cupboards, wall-mounted entry phone and doors to:

#### Sitting/Dining Room

17'7" x 9'6" (5.36m x 2.92m)  
wall-mounted storage heater, double-glazed bay windows with views to the rear aspect and Warwick Racecourse. Archway to:

#### Fitted Kitchen

8'9" x 6'2" (2.69m x 1.88m)  
Range of base and eye-level white gloss fronted units with complementary wood effect worktop and tiled splashback with stainless steel sink unit with mixer tap. Integrated electric oven and grill with a ceramic induction hob with hooded ventilation unit above. Space and plumbing for a washing machine, space for an upright fridge/freezer and a double-glazed window.

#### Bedroom

9'8" x 8'11" (2.95m x 2.72m )  
Electric panel heater and double-glazed windows overlooking the rear aspect.





### Modern Bathroom

Recently modernised matching white suite comprising low-level WC, wash hand basin with chrome mixer tap, and white gloss-fronted storage cupboard below. Panel bath with electric shower attachment and glazed shower screen. Wall-mounted mirror, four spotlights and extractor fan to the ceiling.

### Outside

Allocated parking space.

### Tenure

The property is Leasehold with vacant possession upon completion of the purchase. There are circa 94 years remaining in the lease. The service charge is currently £900.00 per annum with a ground rent of £150.00 per annum. The above details are for information purposes only and must be verified by a Solicitor.

### Services

All mains services are understood to be connected, 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 warranties in these respects. Interested parties are invited to make their own inquiries.

### Council Tax

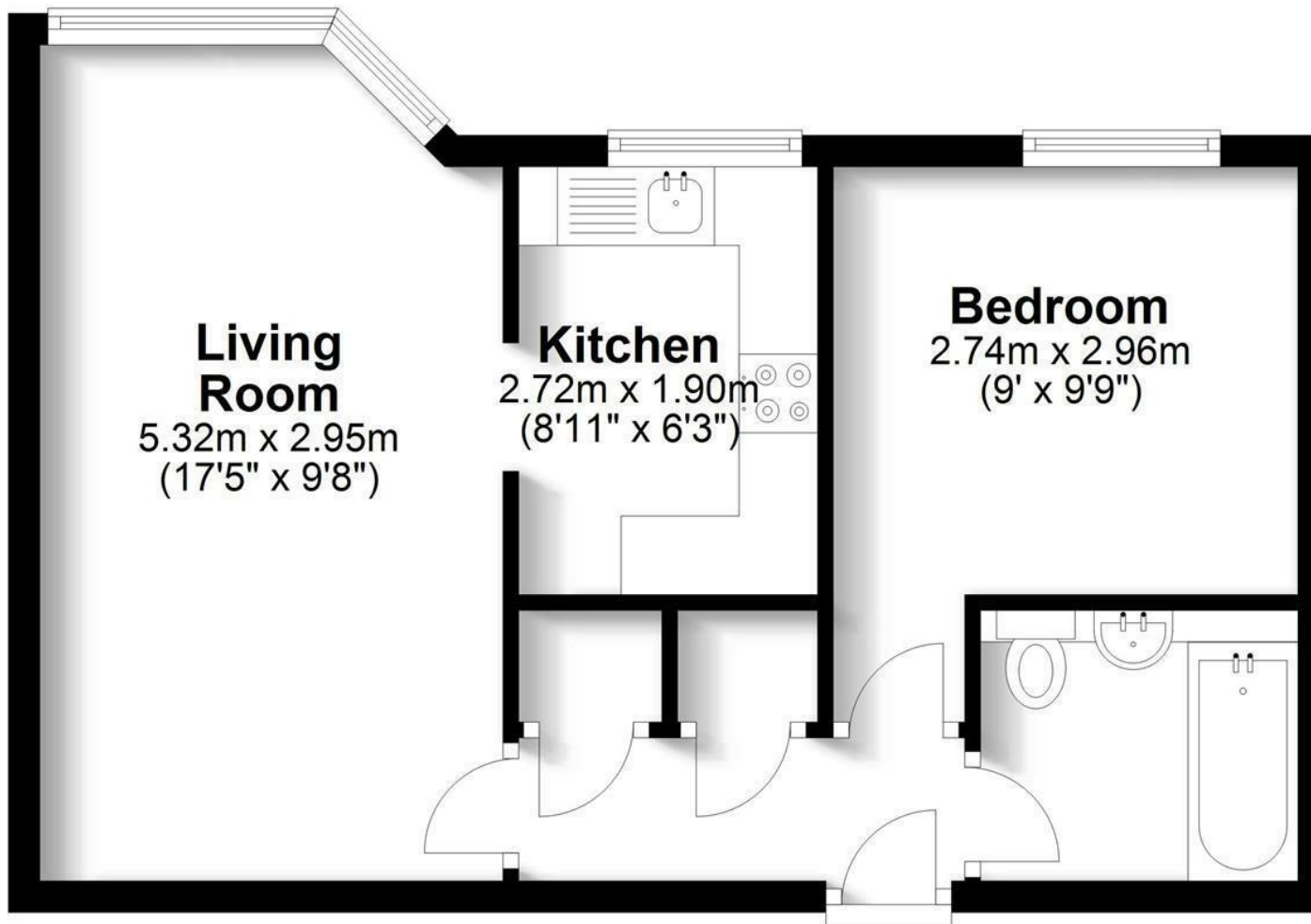
The property is in Council Tax Band "B" - Warwick District Council

### Postcode

CV34 4UX

## Second Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



Total area: approx. 38.1 sq. metres (410.0 sq. feet)

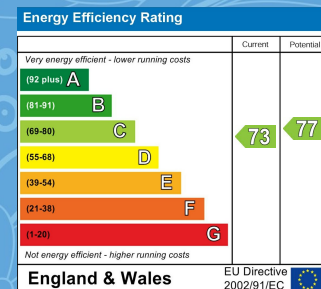
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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