

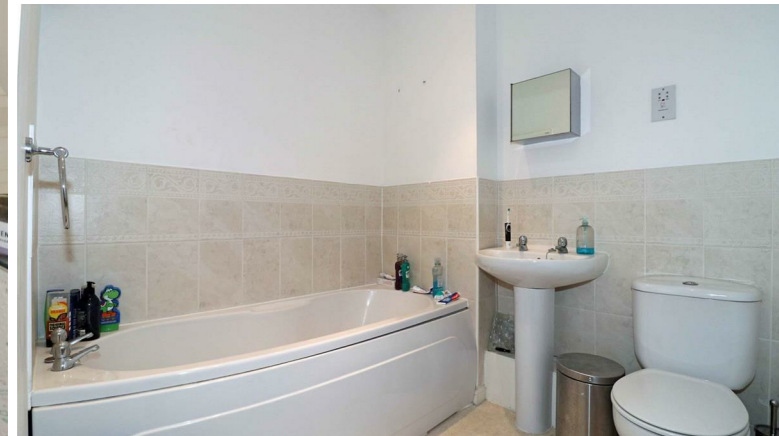
ehB
RESIDENTIAL

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23, Turberville Place, Warwick

Offers In The
Region Of £179,950



Situated in a highly convenient location close to Warwick town centre, this well-appointed, two-bedroom top floor apartment is arranged as follows: Secure communal entrance, private entrance hallway, spacious lounge/dining room, modern fitted kitchen, en-suite, bathroom, gas heating, double glazing, and secure allocated parking—energy rating C.

Location

Turberville Place forms part of a popular gated development of apartments occupying a superb location conveniently placed within a few minutes walk of the historic town centre and other excellent amenities. Easy access is offered to the A46 Warwick

by-pass, Junction 15 of the M40, Warwick town rail station, and Parkway rail station all providing excellent commuter links.

Approach

Through the communal entrance having stairs to the third floor, communal hallway leading to the casement door to:

Entrance Hallway

With access to loft, radiator. Doors to:

Living Room

17'3" x 10'2" (5.27m x 3.10m)

Having radiator, two ceiling light points, double glazed window to front aspect, and opening to:

Kitchen

8'7" x 6'5" (2.64m x 1.97m)

Having a range of fitted base and eye level units with complementary worktops, single drainer sink units with mixer tap, and tiled splashback. Built-in fridge/freezer, Zanussi oven and grill with four ring gas hob above and extractor unit above, dishwasher, and a recently installed washer/dryer. It also houses a modern boiler. Ceiling light point, double glazed window to front aspect.

Bedroom One

12'7" x 10'9" (3.84m x 3.28m)

Having radiator, ceiling light point, double glazed window to rear aspect. Door to:



En-Suite

Having a white suite comprising: shower cubicle with glazed screen and shower unit, wash hand basin, with mirrored storage above, WC, radiator, three downlighters, extractor fan, and vinyl flooring.

Bedroom Two

13'1" x 5'10" (4.00m x 1.79m)

Having radiator, ceiling light fitting, double glazed window to rear aspect.

Bathroom

Having white suite comprising panel bath, pedestal wash hand basin with mirrored storage cupboard above, WC, vinyl flooring, radiator, extractor and ceiling fan, four downlighters.



Outside

Secure allocated parking space, communal grounds, bin, and recycling area.

Tenure

The property is understood to be a Leasehold of 150 years from 2005, although we have not inspected the relevant documentation to confirm this. We also understand the current service charge to be approximately £1632.00 PA and the Ground rent of £202.00 PA. This is for information purposes only and must be verified by a Solicitor. WDC Council Tax Band C

Services

All main services are understood to be connected. 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 cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

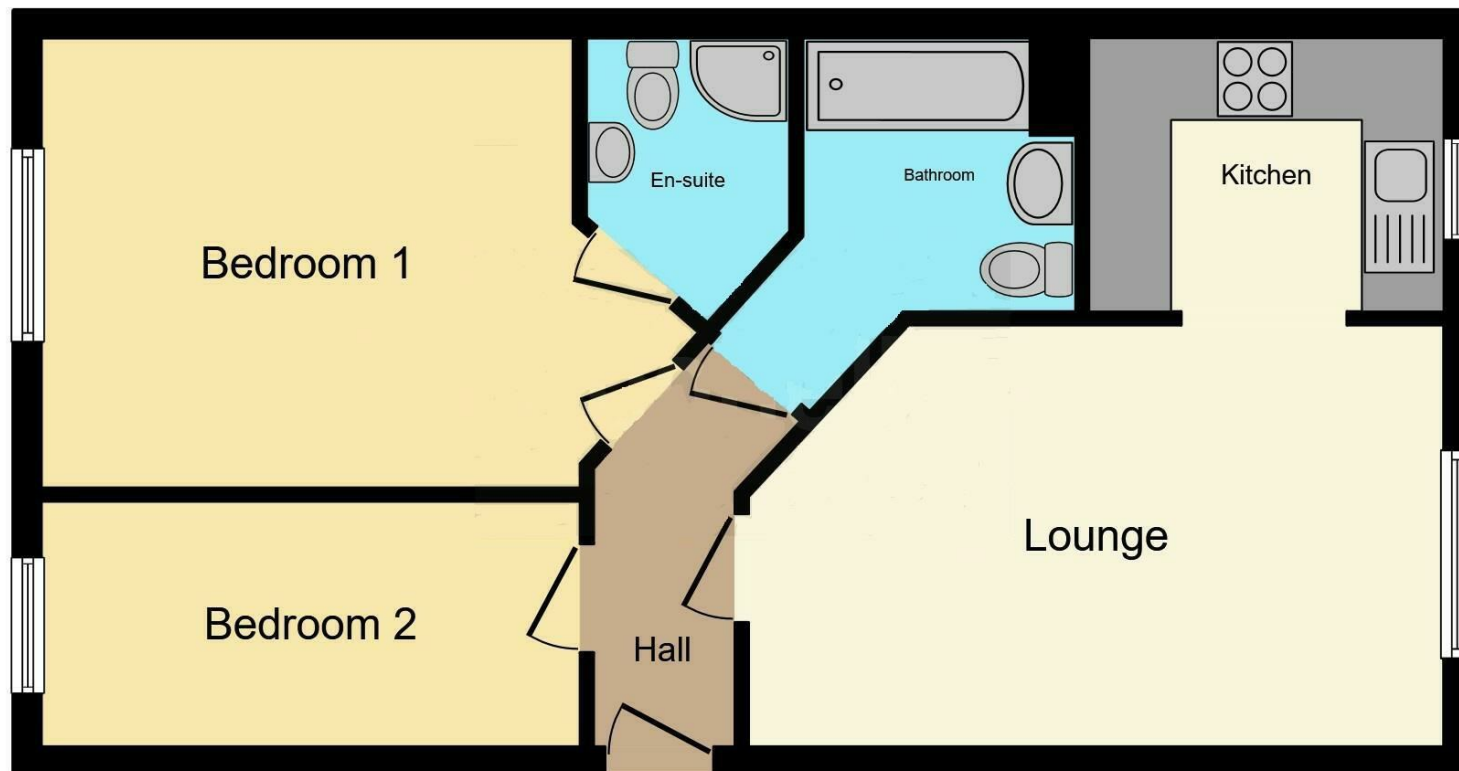
The property is in Council Tax Band "C" - Warwick District Council

Postcode

CV34 4JZ

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Warwick Office
17-19 Jury St,
Warwick
CV34 4EL

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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