



Situated in a highly convenient location close to Warwick town centre. This well-proportioned two-bedroom first-floor apartment is arranged as follows: secure communal entrance, private entrance hallway, lounge/dining room, modern fitted kitchen, en-suite, principal bathroom, gas heating, double glazing and wooden flooring throughout, secure allocated parking, offered with no upward chain.

Location

Turberville Place is part of a popular gated apartment development, ideally situated just a few minutes' walk from the historic town centre and a

variety of excellent amenities. The location offers easy access to the A46 Warwick bypass, Junction 15 of the M40, Warwick town railway station, and Parkway railway station, all of which provide outstanding commuter connections.

Approach

Communal entrance door with intercom security system leads to the ground floor communal hall with stairs to the first floor landing with private entrance door to the:

Entrance Hall

Built-in/storage cupboard, radiator and doors to:

Spacious Living Room

18'6" x 12'0" (5.63 x 3.66)

Wood effect flooring, double-glazed units to the side aspect, gas radiator, entrance to:

Kitchen

8'8" x 6'8" (2.64 x 2.04)

Having a matching range of white high gloss base and eye level units, single drainer sink unit, complementary worktops and tiled splashbacks. Built-in electric oven and four-ring gas hob with a concealed extractor unit over, integrated space for fridge/freezer and washer/dryer, concealed Worcester combination gas-fired boiler and a double-glazed window.













Bedroom One

10'7" x 10'5" (3.22 x 3.17)

Built in full height sliding triple door wardrobes, radiator and a double glazed window.

En-Suite

White suite comprising WC, pedestal wash hand basin, radiator, tiled shower cubicle with shower and curved glass shower doors.

Bedroom Two

10'6" x 5'10" (3.19 x 1.77)

Radiator and a double glazed window.

Bathroom

White suite comprising WC, pedestal wash hand basin, panel bath, radiator, downlighters and extractor fan.

Outside

Allocated parking space, communal grounds, bin and recycling area.

Tenure

We believe the property to be a Leasehold. The Purchaser is advised to obtain verification from their legal advisers. The lease is 150 years from 2005. The current service charge is circa £1685.50 per annum with a ground rent of £202.06.

Services

All mains services 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, we cannot give any warranties in this respect. 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



Total area: approx. 58.8 sq. metres (632.6 sq. feet)

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

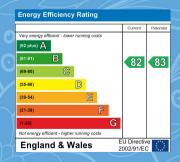


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