

**ehB**  
RESIDENTIAL

Your Property - Our Business



46, Turberville Place, Warwick

Price Guide  
£173,000





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



Approx. 58.8 sq. metres (632.6 sq. feet)



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

Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

☎ 01926 499540 🌐 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

**IMPORTANT NOTICE** ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.