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# 3, Sir Thomas White Close, Warwick

**Price Guide**
**£187,500**







This two-bedroom first-floor property is located near the Warwick Canal and is only a short distance from the historic Warwick Town Centre.

The property comprises: living/dining room, kitchen, main bedroom with en-suite shower room, second bedroom, and family bathroom. The property benefits from private communal parking.

This apartment is being offered with no upward chain.
EPC rating: B

## Location

Sir Thomas White Close is conveniently situated within easy reach of Warwick town centre, offering a wide range of shops, cafés, restaurants and local amenities. The property is also well placed for access to Warwick Castle, Warwick Racecourse and nearby Leamington Spa. Excellent transport links include easy access to the A46 and M40, while Warwick Parkway railway station is just over a mile away, providing direct services towards Birmingham and London.

## Approach

Communal entrance door and entranceway stairs lead to first floor. Through the secure composite door leading to the:

## Entrance Hallway

With doors leading to the lounge, both bedrooms, bathroom and storage cupboard housing water tank, entry phone and wall mounted panel heater

## Living/ Dining Room

16'4" x 12'10" (5m x 3.93m)
Electric panel heater, two double glazed windows facing the rear aspect

## Kitchen

8'6" x 12'10" (2.6m x 3.93m)
Range of base and eye-level gloss white fronted units. Dual inset stainless steel drainer sink with chrome mixer tap; space and plumbing for a washing machine, dishwasher, upstanding fridge freezer, integrated electric oven and grill, and a four-ring induction hob with a stainless steel extraction hood fan above. Mosaic tiled splashbacks throughout. Double-glazed window facing the rear aspect







### Bedroom One
11'11" x 8'7" (3.65m x 2.62m)
Integrated double wardrobe space with mirrored sliding double doors, double glazed windows facing the front aspect, wall mounted electric panel heater, door to en-suite

### En-suite
Tiled flooring, pedestal hand wash basin with mixer tap, low-level flush WC, walk-in shower, fully tiled shower enclosure with glazed sliding shower screen. Electric wall mounted panel heater and extraction fan above

### Bedroom Two
11'8" x 8'6" (3.57m x 2.6m)
Electric wall mounted panel heater, double glazed window facing the front aspect

### Main Bathroom
Tiled flooring, low level WC, hand wash basin with chrome tap, panel bath with shower attachment and tiled shelving, electric panel heater and extraction fan above

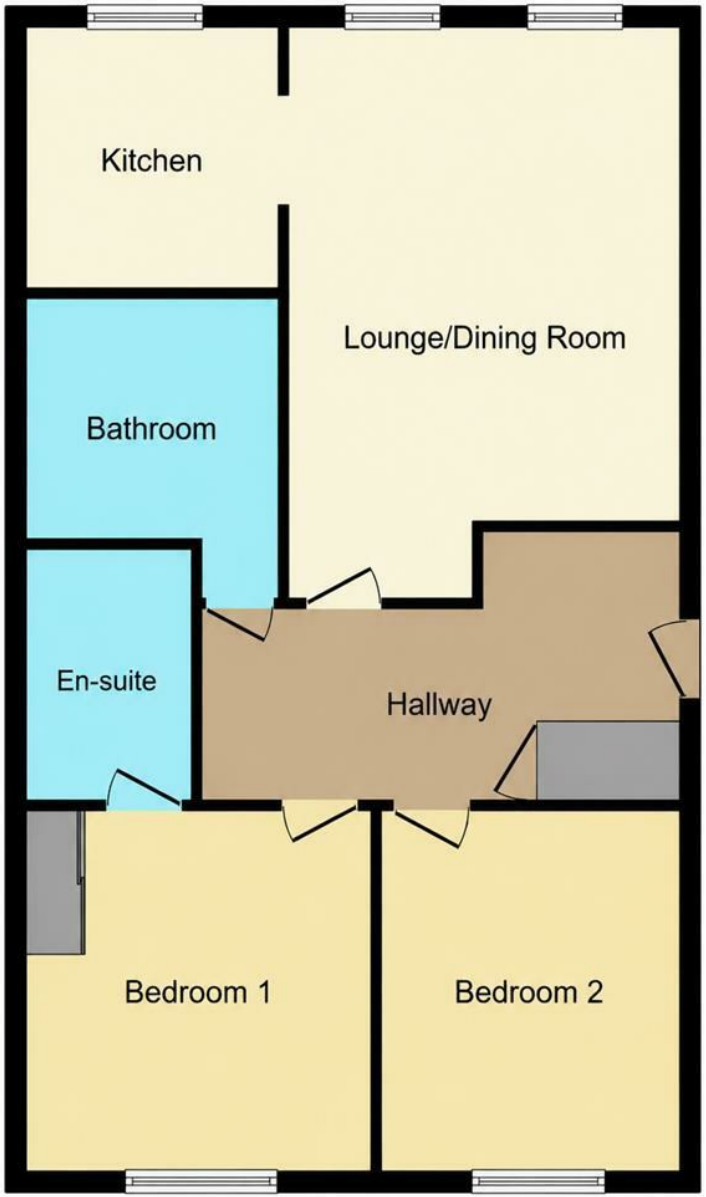
### Outside
The property benefits from an allocated parking space.

### Services
All mains services are understood to be connected to the property, except 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 any warranties in these respects. Interested parties are invited to make their own inquiries.

### Tenure
The property is understood to be leasehold, although we have not inspected the relevant documentation to confirm this. The lease was 150 years from 2007. The annual service charge is approximately £1758, with a £200 ground rent.

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

### Postcode
CV34 5EN




# Floor Plan

Floor area 77.5 sq.m. (834 sq.ft.)

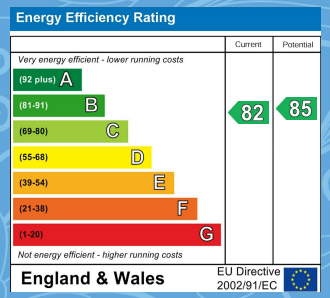
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