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RESIDENTIAL

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45, St. Johns Court, St. Johns, Warwick

Price Guide
£180,000



Two-bedroom top-floor flat, providing spacious and well-appointed accommodation.

Featuring views of St Nicholas Park and Warwick Castle. Located in a popular residential area close to a variety of excellent amenities such as the Warwick rail station, Hospital, local shops and only a short walk to the historic town centre.

Location

St John's Court occupies a highly convenient position with excellent local amenities, including a range of shops at St John's and Coten End, St Nicholas and Priory Parks, Warwick Rail station, and the Warwick

hospital, and is within a few minutes' walk of the historic county town centre.

Approach

Through secure communal door, up two flights of stairs, through wooden entrance door to:

Entrance Hall

Wall-mounted electrical heater. Doors to:

Lounge/Dining

15'3" x 12'5" (4.66m x 3.80m)

Wall-mounted electric heater, electric fire display heater, double-glazed windows overlooking the front aspect, St Nicholas Park and Warwick Castle.



Fitted Kitchen

10'2" x 8'2" (3.10m x 2.50m)

Range of matching base and eye-level units, with stone-effect worktops, tiled splashbacks and a stainless steel sink with a chrome mixer tap and draining board. Integrated dishwasher, electric oven/grill with chrome convection hob on the worktop, and a steel extraction unit above. Free-standing washing machine and fridge/freezer, wall-mounted electric heater, decorative tiled floor and double-glazed windows to the front aspect.

Bedroom One

12'11" x 10'11" (3.95m x 3.33m)

Wall-mounted electric heater, large double-glazed



windows overlooking the rear aspect and St Nicholas Park

Bedroom Two

8'11" x 8'7" (2.73m x 2.64m)

Wall-mounted electric heater and a double-glazed window overlooking the front aspect.

Modern Bathroom

Panelled bath unit with a shower attachment, low-level WC, ceramic hand basin with a chrome mixer tap, and storage cupboard below. Fully tiled walls, decorative tiled flooring, heated towel rail, storage cupboard housing a hot water tank and shelving and a double-glazed window to the front aspect.

Communal Gardens

Well-maintained communal gardens and residents parking area.

Garage (56)

Having an up & over door.

Tenure

The property is LEASEHOLD. Currently on an extended lease of circa 127 years. SERVICE CHARGE: Currently approximately £1,670 per annum. GROUND RENT: £75.

Services

All mains services are understood to be connected to

the property, except for 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.

Council Tax

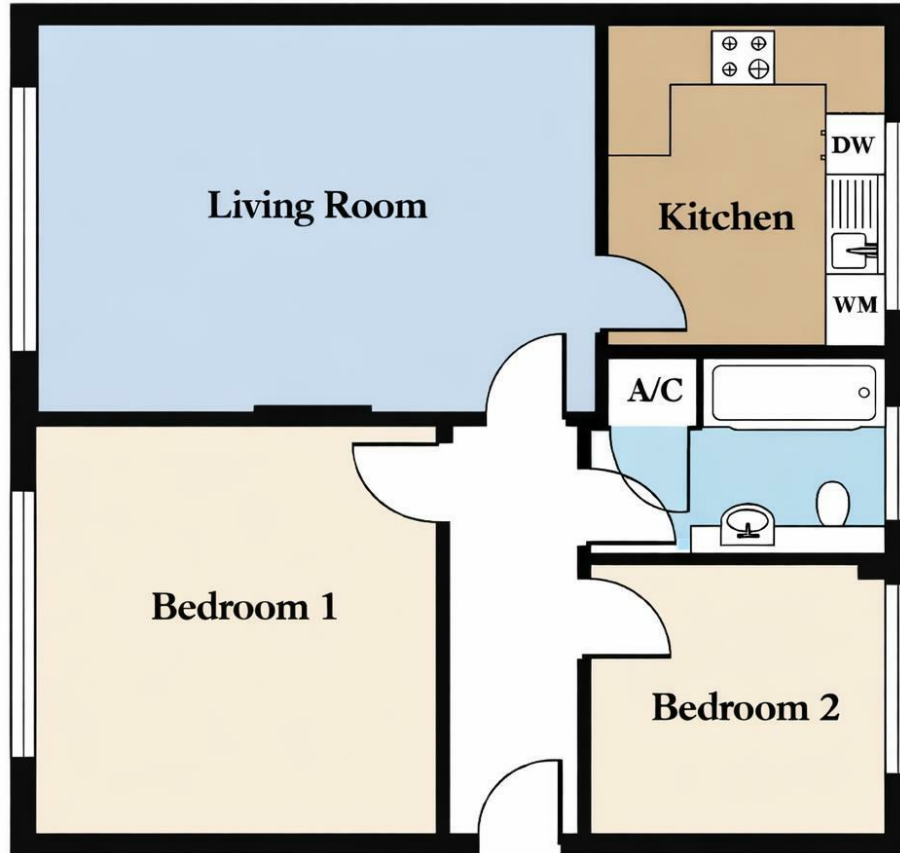
The property is in Council Tax Band "B" - Warwick District Council

Postcode

CV34 4NL

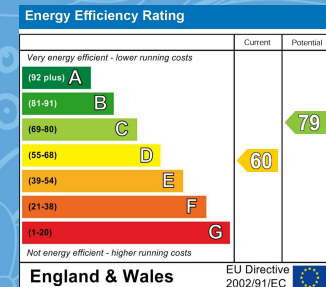
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