ehB RESIDENTIAL

Your Property - Our Business

19, Spring Pool, Warwick

Price Guide
£185,000

This two-bedroom first-floor apartment is quietly situated within this ever-popular residential development. A short walk to the historic Warwick town centre and a range of amenities. The property is briefly offering: a lounge/dining space, a kitchen, two double bedrooms, and a bathroom. The property benefits from two allocated parking spaces.

This property is being offered with no upward chain with vacant possession upon completion.

Location

The popular and attractive residential area of Spring Pool Warwick located off the Cape Road and a short walk to the historical town centre. Accessible via main roads, walking routes and bus routes and a short 15 minute walk to Warwick train station.

Approach

Through the communcal entrance door, up the flight of stairs

Lounge/ Diner

14'6" x 15'3" (4.43m x 4.67m)
Well-apportioned room with entrance phone, gas radiator, access to the kitchen, breakfast bar, large double-glazed bay window and separate double-glazed window facing the rear aspect.

Kitchen

10'8" x 8'11" (3.26m x 2.72m)
A range of base and eye-level gloss white units with complementary tiled splashback and granite effect worktop. Stainless steel single-inlet sink with chrome mixer tap. Integrated washer dryer, slimline dishwasher, electric oven, and four-ringed gas stove with hidden extraction fan above and a small built-in breakfast bar. Double-glazed window to the front aspect.

Bedroom one

9'3" x 8'11" (2.82m x 2.72m)
Built-in double sliding door wardrobe with mirror, gas radiator and double-glazed windows to the front aspect.

Bedroom two
9'3" x 8'11" (2.82m x 2.72m)
Gas radiator and double-glazed window to the rear aspect.

Bathroom
Half tiled three-piece white suite with a fully tiled shower/bath enclosure. Low-level WC, ceramic handwash basin and pedestal, panel bath with shower attachments and Triton electric shower unit. Mirrored shelving unit above the handwash basin and a storage shelf across.

Outside
Numbered allocated tandem parking space to the front of property for two vehicles.

Services
All mains 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.

Tenure
The property is Leasehold, with 147 years remaining on the term. We understand the current service charge is circa £827.97 per annum, with an annual ground rent of £90. The purchaser is advised to obtain verification from their legal advisors.

Council Tax
This property is Council Tax Band C with Warwick District Council

Post Code
CV34 4UP

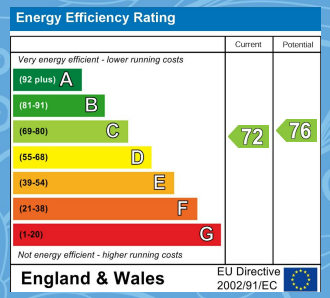
ehB RESIDENTIAL

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



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 particulars 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.