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**5 Wharf Court, Wharf Street, Warwick**

**Guide Price £194,000**







Situated within an attractive canalside development, this well-appointed two-bedroom apartment offers a spacious open-plan living/kitchen area with French doors opening to a Juliet balcony enjoying canal views. The accommodation includes two double bedrooms, with an en-suite shower room, together with a separate principal bathroom. The property also benefits from a designated undercover parking space. NO UPWARD CHAIN. Awaiting EPC.

## Location

Wharf Street is conveniently located for easy access to both Warwick and Leamington Spa town centres and is close to a wide range of local shops, amenities, parks, and recreational facilities. Warwick railway station is also within easy walking distance, making the location particularly convenient for commuters.

## Wharf Court

No. 5 is a well-maintained second-floor apartment offering well-planned and comfortably proportioned accommodation, ideally suited to first-time buyers, professionals or those looking for an investment opportunity.

The accommodation includes two good-sized double bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate bathroom. A particular feature is the spacious open-plan living, dining and kitchen area, providing an excellent everyday living and entertaining space. The well-fitted kitchen incorporates a range of integrated appliances, while French doors open onto a Juliet balcony enjoying







attractive views over the canal.

Further benefits include a designated undercover car parking space, making this an appealing and conveniently located apartment within easy reach of Warwick town centre.

## Communal Entrance Hall & Staircase

With a security entry phone system, leads to the...

## Private Entrance Hall

Wall-mounted entry phone system, wood effect floor and doors leading to:

## Open Plan breakfast Kitchen/Living Room

19' x 11'9" (5.79m x 3.58m)

Fitted with a range of white-fronted base cupboards and drawer units, complementary work surfaces, and tiled splashbacks, including a stainless steel sink and drainer with a mixer tap. Integrated appliances include a fridge/freezer, washer/dryer, and dishwasher, along with a stainless steel oven, four-ring ceramic hob, and extractor hood, with high-level cupboards on either side. Three windows provide additional natural light, while twin French doors open onto a Juliet balcony enjoying attractive views over the canal. Wood-effect flooring, fitted blinds and an electric timed radiator.

## Bedroom One

11'5" x 9'8" (3.48m x 2.95m)

With an electric timed radiator and a double-glazed window overlooking the canal.

## En-Suite Shower

Fitted with a modern white suite with chrome fittings, comprising a tiled shower enclosure with







rainfall shower and separate handheld attachment, wash hand basin with useful storage below and WC. Tiled flooring and splashbacks, built-in airing cupboard housing the hot water cylinder, and chrome heated towel rail.

## Bedroom Two

9'10" x 10' (3.00m x 3.05m)
With a timed electric radiator and a double-glazed side window.

## Modern Bathroom

Modern white suite with chrome fittings, including a bath with an overhead shower system and a glazed shower screen, a wash hand basin with storage below, a WC with a concealed cistern, a recessed vanity mirror, and a chrome heated towel rail.

## Outside

A designated undercover ground-floor car parking space (number 5) is available, and visitors' parking is available within the development.

## Tenure

The property is understood to be leasehold, although we have not inspected the relevant documentation to confirm this. We are advised that the lease was granted for a term of 125 years from 2014, with a current service charge of approximately £1,895 per annum and ground rent of approximately £175 per annum. Prospective purchasers should verify these details with their legal adviser prior to exchange of contracts. Further information is available upon request.







## Services

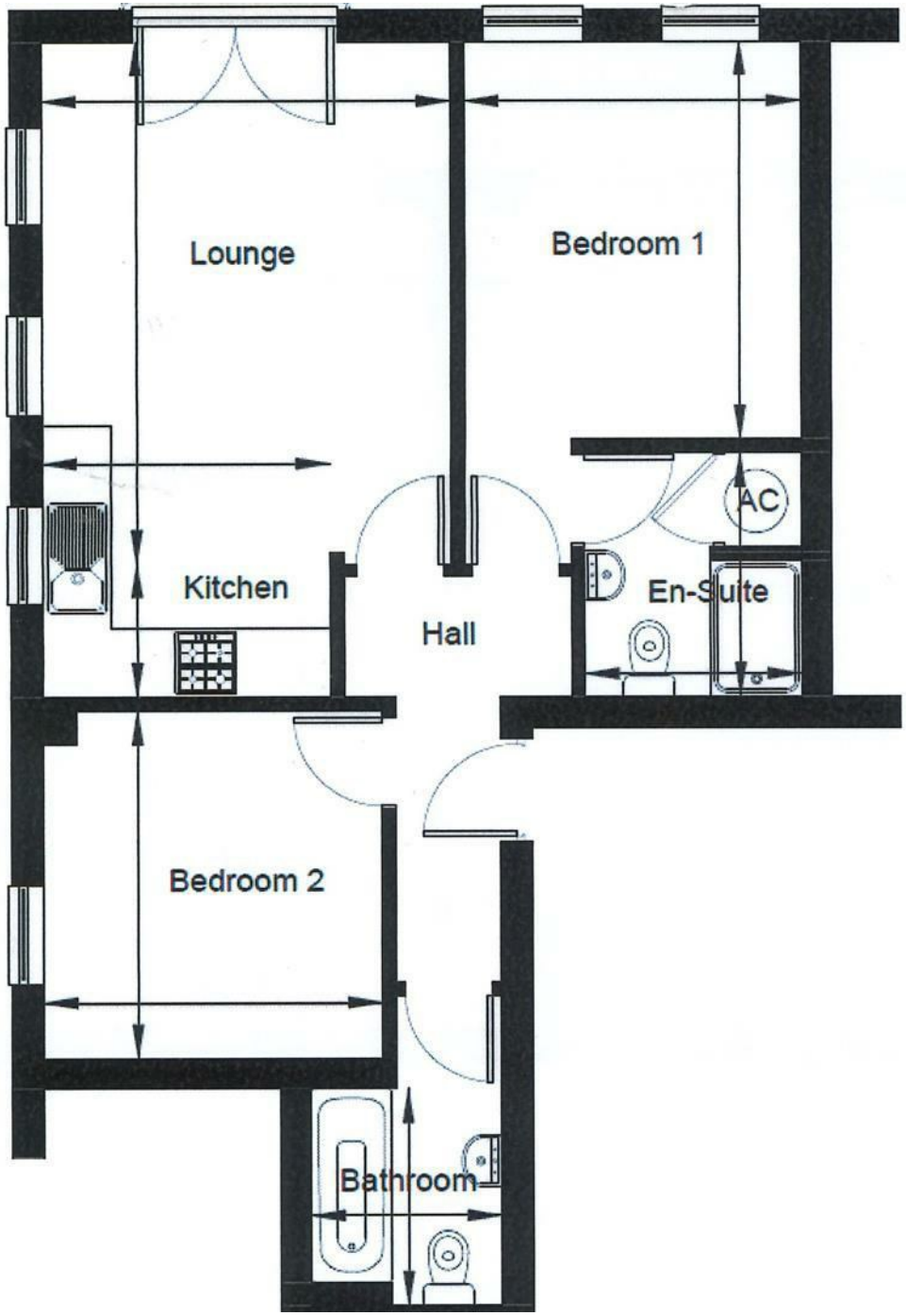
All mains services are understood to be connected to the property, except gas. NB: We have not tested the central heating, domestic hot water system, kitchen appliances or other services, and whilst believing them to be in satisfactory working order, we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

## Council Tax

Warwick District Council: Council Tax Band B.

## Directions

CV34 5LF



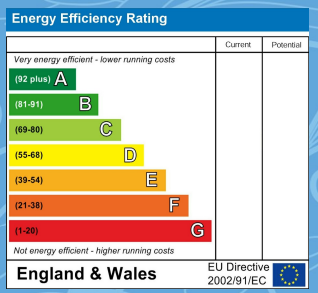

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