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RESIDENTIAL

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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 communal 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

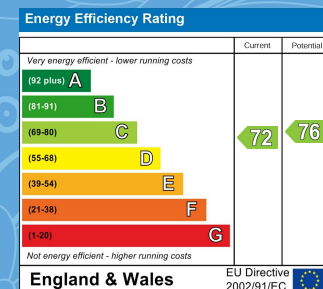
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Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com



Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

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