

BELVOIR!

Guide Price £235,000



45a Smith Street

, Warwick CV34 4JA

Located on Smith Street, in the historic market town of Warwick, this three bedroom apartment has unrivalled access to the town centre, train station, surrounding motorways and other local amenities. In brief, the property comprises lounge, kitchen, three double bedrooms and family bathroom.

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ACCOMMODATION

Entering the property through its private front door on Smith Street, you are greeted with a cloakroom area and stairs leading up to the main apartment.

The spacious landing has access to a handy storage cupboard and doors leading to all subsequent rooms. The lounge boasts an impressive bay window with views out on to the high street and allowing natural light to flood the room all day.

The L-shaped kitchen features a range of high and low level units. Integrated appliances include hob, oven, extractor unit and there is ample space for other freestanding appliances. This room also boasts an original fireplace, original exposed wooden ceiling beam and space for a dining table set.

All bedrooms are substantial doubles, with plenty of space for freestanding bedroom furniture and storage.

The bathroom comprises walk-in shower unit, low level WC and pedestal wash basin.

Tenure: LEASEHOLD

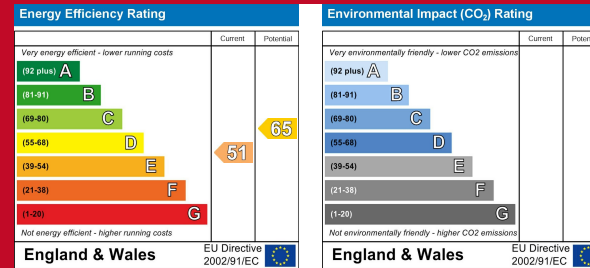
Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Viewings - Strictly by appointment through the Agents on (01926) 422251. Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you to Furnley House for help with finance. We may receive a 20% fee, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you to Thomas Flavell + Sons solicitors. We may receive a fee of £150, if you use their services.



Total area: approx. 91.2 sq. metres (982.1 sq. feet)



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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