

BELVOIR!

Guide Price £170,000



7 Burbury Court, Emscote Road

, Warwick CV34 5LD

**** NO ONWARD CHAIN **** Well-Presented Two Bedroom Ground Floor Apartment – Warwick

Located in a desirable area of Warwick, this well-presented two-bedroom ground floor apartment offers convenient access to both Warwick and Leamington Spa town centres. The property is ideally positioned near local shops, Warwick Train Station, and the picturesque St Nicholas Park, making it an excellent choice for professionals, couples, or small families.

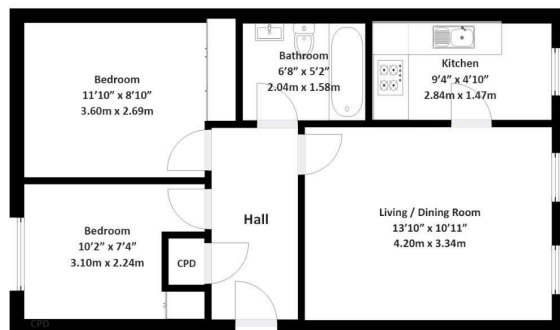
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Internal Area 43.10 square metres / 464 square feet

Ground Floor



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ACCOMMODATION

Key Features:

1. Gated development with one allocated parking and visitor parking
2. Bright and spacious lounge with two large windows
3. Modern kitchen with electric hob, oven, washer/dryer, and freestanding fridge freezer (washer/dryer and fridge freezer can be included in sale)
4. Two bedrooms, both with built-in storage
5. Versatile second bedroom, ideal as a guest room or home office
6. Bathroom with shower over bath, wash basin, and WC
7. Entry phone system and ample hallway storage
8. Laminate flooring throughout key areas
9. Recently fitted hot water system

Upon entering, you are welcomed by a spacious entrance hall featuring laminate flooring, a useful storage cupboard, and an entry phone system. The generous lounge benefits from dual-aspect windows, allowing plenty of natural light to fill the space.

The kitchen is both functional and bright, offering a good range of upper and lower cabinets, as well as essential appliances. The main bedroom is a comfortable double, complete with built-in storage and laminate flooring. The second bedroom also includes built-in storage and can be easily adapted for use as a home office or guest room.

The bathroom is partly tiled and features a shower over the bath, a standing sink, and a toilet.

This apartment combines comfort, convenience, and location, making it an excellent opportunity for those seeking a low-maintenance home in the heart of Warwick.

Please note there is no chain on the property and the heating is electric, there is no gas in building.

Mobile phone coverage – 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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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.