

GARDEN COURT, WARWICK CV34 4XW



A BEAUTIFULLY PRESENTED, ONE BEDROOM, OVER 55'S MAISONETTE IN A FABULOUS LOCATION WITHIN STRIKING DISTANCE OF WARWICK TOWN CENTRE. THE PROPERTY COMES WITH ONE UN-ALLOCATED PARKING SPACE. ALTHOUGH THERE IS THE AGE RESTRICTION IN PLACE THE EMPHASIS IS ON INDEPENDENT LIVING WITH THE SUPPORT OF "TAKING CARE ENABLED SERVICES" CALL SYSTEM.

- Over 55's Maisonette
- Beautifully Presented
- Currently One Bedroom
 - Living/Dining Room
 - Separate Kitchen
 - Shower Room
 - Communal Garden
- Un-Allocated Parking Space
- Emergency Call System
 - EPC - D (65)

1 BEDROOMS

PRICE GUIDE £160,000

A beautifully presented one bedroom maisonette. This used to be two bedrooms but the second bedroom has been opened up in to the living room to provide additional living accommodation. This wall could easily be closed up by the new owner to re-instate the second bedroom if needed.

As you walk in through the private front door there is a large, private staircase and landing which is nicely decorated with feature wallpapered walls. All the rooms lead off this landing and they are; an open plan living dining room, separate kitchen, separate shower room and double bedroom. There is a small strip of garden which comes with the property as well as an un-allocated parking space.

Located off Priory Road, Warwick town centre is an easy walk away. There are a number of individual and boutiques shops on the parallel road of Smith Street. Warwick train station is just round the corner and there is a Sainsbury's supermarket also within walking distance.

Internal viewing is strongly recommended to appreciate the size and position of this property.

Entrance

Entrance to the property is via a solid wooden door which leads in to an entrance vestibule which provides a good amount of space and is an impressive entry in to the maisonette. With feature wallpapered walls, carpeted stairs and a first floor landing, double glazed windows to front and side elevation, two light points and loft access to ceiling, there is an electric heater to wall and secure entry phone.

Living Room 14'1" (17'3" max) x 9'7" (4.298m (5.269 max) x 2.930m)

Carpeted to floor and with neutral decor to walls and ceiling, attractive, square, bay style window to front elevation being UPVC double glazed, light point to ceiling, electric heater to wall and there are electric sockets, TV point and communal SKY socket.

Dining Area 6'5" x 10'9" (1.965m x 3.293m)

Accessed via a large open archway from the living room or via a door from the hallway is what is currently used as the dining area but could easily be blocked back up to provide a second bedroom. Having carpet to floor, neutral decor to walls and ceiling, light point to ceiling, double glazed window to front elevation, electric sockets.

Kitchen 7'4" x 10'9" (2.255m x 3.293m)

With tile effect cushioned flooring, neutral decor to walls and ceiling, two double glazed windows to rear elevation, light point to ceiling. The kitchen is fitted with a range of floor and wall units in a country kitchen style in a cream colour. Granite effect, melamine work surface and the splash back is tiled in a mottled tile with a glass and mirror mosaic border tile. Space for full height fridge freezer, space and plumbing for washing machine, space for electric oven, sink with matching drainer with chrome hot and cold mixer tap. Kickboard heater.

Shower Room

Carpeted to floor and with neutral decor to walls and ceiling, obscure double glazed window to rear elevation, light point to ceiling, light and shave point and dimplex heater to high level. The shower room is fitted with a walk in corner shower, walls being tiled to full in a white tile, Triton t80 electric shower fitted, pedestal wash hand basin with chrome hot and cold mixer tap and toilet with chrome push flush.

Bedroom One 12'0" x 8'11" (3.679m x 2.721m)

Being carpeted to floor and with neutral decor to walls and ceiling, double glazed window to front elevation, light point to ceiling, electric heater to wall, various electric sockets and a large, double fitted wardrobe with sliding doors. The room also benefits from a telephone point and a TV aerial socket.

Outside

With the property there is one un-allocated parking space and a small amount of garden area.

Services

Please note there is no mains gas connected. We believe all other services are connected.

Tenure

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

We are advised that the service charge from April 2020 to March 2021 is £798.07.

Council Tax

We understand the property to be Band B.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.

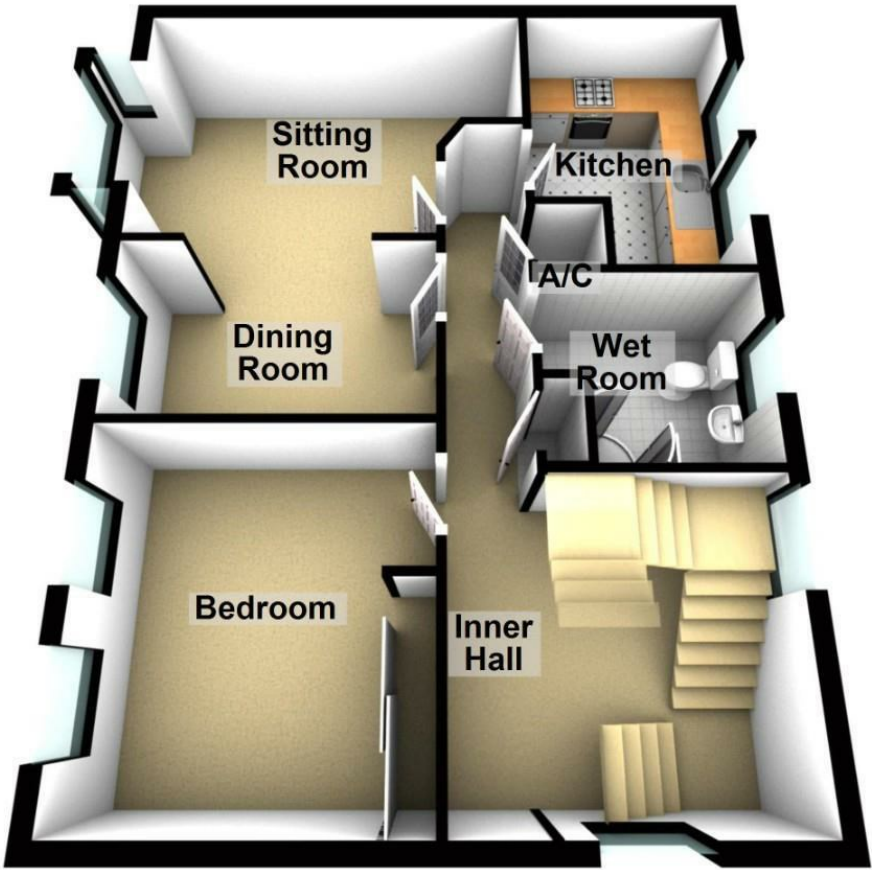




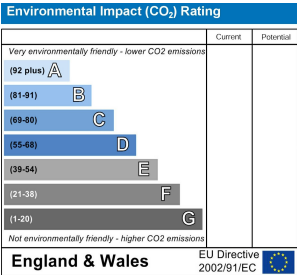
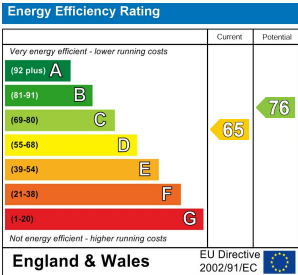




First Floor



Total area: approx. 59.4 sq. metres (639.2 sq. feet)



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