

OKEN COURT, WARWICK CV34 4DF



A spacious and bright, one bedroom apartment located in the heart of Warwick town centre with all the amenities right on the doorstep.
The property is offered in good order throughout, with no upward chain and comes with a garage.

- Town Centre Location
 - Bright and Airy
- Large One Bedroom Apartment
 - Breakfast Kitchen
 - Separate Living Room
 - Shower Room
 - Garage
- Communal Courtyard
 - No Upward Chain
 - EPC - C

1 BEDROOMS

PRICE GUIDE £195,000

For sale we have this immaculately presented one bedroom ground floor apartment, being sold with no upward chain.

Located in the centre of Warwick this ground floor apartment has every amenity right on the doorstep. The property has been well maintained and features a recently refitted breakfast kitchen, new carpets and is tastefully redecorated throughout.

There is an abundance of storage, with fitted wardrobes in the bedroom, a good sized cupboard in the hallway, as well as a large airing cupboard in the shower room. The property also benefits from having a garage and parking.

Accommodation in brief; Entrance Hall, Large Double Bedroom with Fitted Wardrobes, Shower Room, Breakfast Kitchen and Living Room. Garage and use of hard landscaped, communal garden.

Built in the 1980's there is a 999 year lease and a share of the freehold.

Entrance

Entrance to the apartment is via the communal hallway. Being carpeted to floor and is tidily presented. Door leads out in to the communal courtyard and steps lead up to the front door of the apartment.

An obscure glazed door gives access into the private hallway which is "L" shaped with wood effect flooring, neutral decor to walls and ceiling, light point to ceiling, gas central heating radiator and doors leading off in to all rooms. There is also access in to a large storage cupboard which has a light point fitted.

Living Room 13'10" x 13'8" (4.224m x 4.172m)

A square shaped room with two windows to front elevation and a window to rear elevation, electric freestanding fireplace with wooden surround and mantle piece. This room is carpeted to floor and has neutral décor to walls and ceiling with one feature wallpapered wall, gas central heating radiator and light point to ceiling

Breakfast Kitchen 12'3" x 9'4" (3.753m x 2.851m)

Being recently fitted with base and wall units in a cream frontage with a brushed chrome handle, quartz effect worksurface with a four ring induction hob set into it, one and a half bowl stainless steel sink with matching drainer and a chrome tap, brand new electric oven, free standing fridge freezer, washing machine and dishwasher, tiled splash back and a cushioned flooring. Gas central heating radiator, light point to ceiling and windows to side and rear elevation.

Bedroom 14'2" x 10'5" (4.343m x 3.185m)

Benefitting from fitted furniture comprising of wardrobes, side tables and blanket storage providing a huge amount of storage, carpeted to floor, neutral decor to walls and ceiling, two windows to front elevation and one to side elevation, light point to ceiling and a gas central heating radiator.

Shower Room 7'8" x 6'6" (2.361m x 2.003m)

Having a "wet room" style shower cubicle with a Triton electric shower over and being tiled to full height in the shower area, obscure glazed window to front elevation, low level flush WC, pedestal wash hand basin with tiled back splash with mirror, shaver point and light above. Gas central heating radiator and tiled flooring. Within the shower room is a large airing cupboard which houses the the combi boiler (fitted in 2019)

Outside

The property comes with a garage and access to the communal courtyard garden.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Tenure

Each resident owns part of the freehold and becomes a member of the residents committee. There is a £60 per month charge that goes into a sinking fund.

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

Council Tax

We understand the property to be Band B.

Services

All mains services are believed to be connected.

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 Rob West 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.

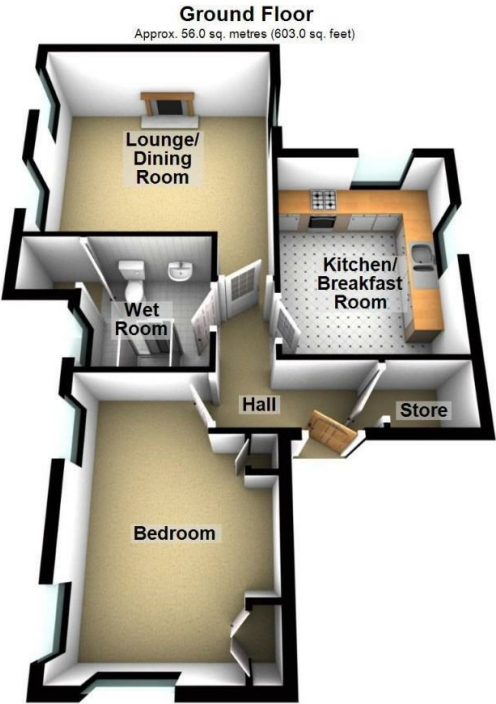












Total area: approx. 56.0 sq. metres (603.0 sq. feet)

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

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