

CHESFORD CRESCENT, WARWICK CV34 5PP



A FABULOUS, TWO BEDROOM, TOP FLOOR MAISONETTE WITH PRIVATE GARDEN. A GREAT FIRST TIME BUY OR INVESTMENT PROPERTY.

- **Top Floor Maisonette**
 - **Two Bedroom**
 - **Living Room**
 - **Fitted Kitchen**
 - **Fitted Bathroom**
 - **Private Garden**
 - **Loft Space**
 - **Well Presented**
- **Great First Time Buy or Investment Property**
 - **EPC: C (70)**

2 BEDROOMS

PRICE GUIDE £155,000

Located between Leamington and Warwick town centres we have for sale this two bedroom, top floor maisonette with garden.

The property is presented in good order throughout, has a 95 year lease and a monthly payment of only £14!

Presented in good order throughout, the maisonette comprises;

Private front door, stairs leading up to the hallway, living room, fitted kitchen, two bedrooms, bathroom, garden and a loft space.

Entrance Hall

Composite front door which leads in the entrance hall, wood effect laminate flooring, neutral decor to the walls and ceiling, gas central heating radiator, light point to ceiling, carpeted stairs leading up to a solid wood door which leads into the landing with neutral decor throughout with solid doors leading to all rooms

Living/Dining Room 14'8" x 12'3" (4.493m x 3.751m)

Continuation of the wooden flooring, neutral decor to the walls and ceiling, double glazed to side elevation, gas central heating radiator, light point to ceiling, various electric socket and TV point and retro gas heater. Open doorway leading to modern kitchen.

Kitchen

Tiled to floor, neutral decor on walls and ceiling, double glazed window to side elevation. Splashback is tiled in a white subway tile, gas central heating radiator. Light point to ceiling. Kitchen is fitted with base and wall units with a high gloss white frontage, brushed chrome handles and a wood effect melamine work surface. Built in stainless steel electric oven, four ring gas hob above and stainless steel extractor. Stainless steel sink with matching drainer with chrome hot and cold mixer tap, space and plumbing for dishwasher, plumbing for the white Hoover washer/dryer. Space for undercounter Hotpoint fridge and space for undercounter Bloomberg freezer. Various electric sockets and fuse switches.

Master Bedroom 13'1" 9'10" (3.993m 3.018m)

Carpeted to floor, continuation of neutral decor to walls and ceiling. Double glazed window to side elevation, light point to ceiling, gas central heating radiator, various electric sockets and phone point.

Bedroom 2 13'4" x 6'6" (4.076m x 1.985m)

Carpeted to floor, continuation of neutral decor to walls and ceiling, double glazed window to side elevation, light point to ceiling, gas central heating radiator, various electric sockets, solid wood door which provides useful storage and a solid wooden ladder leading up to the loft

Loft

Majority boarded with light providing a huge amount of very useful storage.

Bathroom 7'0" 7'0" (2.138m 2.134m)

High gloss tiles to floor, neutral decor to walls and ceiling. Walls are tiled to 3/4 height around bath and shower area. Obscure double glazed window to front elevation, light point to ceiling, chrome heated towel rail, white pedestal hand basin with hot and cold mixer tap, white low level W/C, white bath with chrome hot and cold mixer tap. Bristan electric shower fitted.

Outside

Private garden located to the rear is a huge bonus for this property,

Services

All mains services are believed to be 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.

There are 95 years remaining on the lease, a monthly payment of £14 is paid

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.







