

VICTORIA MEWS, WARWICK CV34 4TE



A TWO BED GROUND FLOOR MAISONETTE SPECIFICALLY FOR THE OVER 55'S, PRESENTED IN GOOD ORDER THROUGHOUT AND BENEFITS FROM BEING FULLY DOUBLE GLAZED AND IN A PRIME TOWN CENTRE LOCATION, WITH TWO PRIVATE PARKING PERMITS AT NO EXTRA COST FOR THE REAR CARPARK AS WELL AS A BRAND NEW, PRESSURISED HOT WATER SYSTEM AND MORE IMPORTANTLY A BRAND NEW LEASE.

- Ground Floor Maisonette
- Town Centre Location
- Living Room with French Doors
 - Modern Kitchen
- Two Double Bedrooms
 - Brand New Lease
 - Over 55's Only
- Pressurised Hot Water System
- Two Private Parking Permits, at no extra cost for the rear car park
 - EPC - E (45)

2 BEDROOMS

PRICE GUIDE £170,000

Victoria Mews is located off Saltisford and Edward Street in an enviable town centre position, there are a number of local amenities within an easy walking distance most notably Sainsbury's is just across the road. Also on a good bus route. With no upward chain this property is hard to beat!

For over 55's only, the property benefits from an attractive communal garden which is well maintained and boasts two good size bedrooms, large bathroom, living room, fitted kitchen which has been upgraded and two private parking permits at no extra cost for the rear car park. Internal viewing is strongly recommended to appreciate the position and size of this property.

Entrance Hall

Entrance to the property is via a glazed door which leads into the entrance hall where you have a wood effect flooring which then leads onto carpet. Neutral decor to the walls and ceiling, light point to ceiling, electric heater. There is a white painted door which houses the hot water tank and also allows a good amount of storage. Solid wooden door leads into all rooms

Master Bedroom 12'0" x 9'5" (3.678m x 2.887m)

Carpeted to floor, neutral decor to the walls and ceiling with one feature wallpapered wall. Double glazed window to front elevation, a solid door which houses a good sized wardrobe.

Bedroom 2 6'8" x 13'6" (2.039m x 4.116m)

Carpeted to floor, neutral decor to the walls and ceiling, double glazed window to front elevation, light point to ceiling, solid door houses good size wardrobe storage.

Bathroom 7'2" x 7'0"x (2.202m x 2.138x)

Cushioned flooring with neutral decor to the walls and ceiling. Walls are tiled to a high level around the bath and shower, obscure double glazed window to the side elevation, light point to ceiling, heater to high level. The bathroom is fitted with a white pedestal wash hand basin with chrome hot and cold mixer tap, white low level W/C with chrome push flush, bath with easy access with chrome hot and cold mixer tap and an electric shower fitted over. Light and shaver point also fitted.

Living Room 14'0" x 12'6" (4.284m x 3.817m)

Carpeted to floor, neutral decor to the walls and ceiling, light point to ceiling. Double glazed single french door to rear elevation giving access out into the garden area with an additional large double glazed panel and opening window to rear elevation allowing in a lot of natural light. Feature fireplace with a wood effect electric wood burner.

Kitchen 10'5" x 7'0" (3.178m x 2.144m)

Cushioned flooring, neutral decor to the walls and ceiling, double glazed window to the rear elevation overlooking the communal gardens, light point to ceiling. Electric heater to high level. Kitchen is fitted with a range of base and wall units with a high gloss preem handleless frontage, marble effect work surface over. There is space for a fridge freezer, space for oven and space and plumbing for washing machine. There is a stainless steel one and half bowl sink with matching drainer with chrome hot and cold mixer tap, extractor over oven position.

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.

A brand new lease is in place for 154 years!!

Pets are not allowed, service charges are issued once a year usually around Aug/Sept and covers the period 1st April-31st March.

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.









