

## SPRING POOL, WARWICK CV34 4UR



**A FABULOUS, TOWN CENTRE, TWO BEDROOM APARTMENT WITH TWO PARKING SPACES. CALL THE WARWICK OFFICE TODAY TO BOOK YOUR VIEWING.**

- Beautifully Presented
- Top Floor (First Floor)
  - Two Bedrooms
- Modern Fitted Kitchen
- Modern Bathroom
- Town Centre Location
- Two Parking Spaces
- Long Lease of 148 Years
- Double Glazed and Gas Central Heating
- EPC - C

**2 BEDROOMS**

**PRICE GUIDE £195,000**

Nestled in the heart of Spring Pool, Warwick, this beautifully presented apartment offers a perfect blend of comfort and convenience. With a prime town centre location, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and parks, making it an ideal choice for those who appreciate urban living.

The apartment features a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking extra space. The modern bathroom is designed with both style and functionality in mind, ensuring a pleasant experience for all.

One of the standout features of this property is the availability of two parking spaces, a rare find in town centre living. This added convenience allows for easy access to your vehicle, whether for daily commutes or weekend getaways.

This apartment is move-in ready, meaning you can settle in without the hassle of extensive renovations or repairs. It presents an excellent opportunity for those looking to enjoy a contemporary lifestyle in a vibrant community.

In summary, this charming apartment in Spring Pool, Warwick, is a delightful choice for anyone seeking a stylish and convenient home in a sought-after location. Don't miss the chance to make this lovely property your own.

## **Entrance**

Entrance to the property is via a communal stairwell which leads to the front door which opens in to the living room.

## **Living Room 13'7" x 14'6" (4.15m x 4.42m)**

Having a wood effect flooring and with a modern, neutral decor to walls and ceiling, double glazed, bay style, square window to rear elevation, light point to ceiling, various electric sockets, a TV point and a secure entry phone. As you enter the living room there is a useful storage cupboard which is great for hanging up coats and storing shoes.

An open archway and exposed brick pillar with breakfast bar gives access in to the fitted kitchen.

## **Fitted Kitchen 6'10" x 12'1" (2.09m x 3.70m)**

Having a continuation of the flooring and decor, double glazed window to front elevation above sink position, light point to ceiling, full height larder cupboard and various electric sockets and fused switches. The kitchen is fitted with a range of base and wall units in a cream, high gloss frontage with a granite effect melamine work surface with a subway tile back splash. Integrated, electric double oven with a ceramic hob above and an extractor over. Space for full height fridge freezer and space and plumbing for washing machine.

## **Inner Hallway**

Having carpet to floor and with a continuation of the neutral decor. Doors give access to both bedrooms and the bathroom.

## **Bedroom One 9'3" x 8'11" (2.82m x 2.72m)**

Continuation of carpet and decor with decorative panelling to the walls, double glazed window to front elevation, light point to ceiling and there is a useful fitted wardrobe.

## **Bathroom**

Modern, waterproof flooring and the walls are tiled to half height around the toilet and basin and to high level around the bath. Fitted with a white low level WC, white pedestal wash hand basin with chrome hot and cold tap, white bath with an electric shower over. Obscure glazed double glazed window to side elevation.

**Bedroom Two 9'4" x 8'11" (2.87m x 2.73m)**

Continuation of the carpet and decor, light point to ceiling and a double glazed window to rear elevation.

**Parking**

The property comes with two allocated parking spaces, in tandem with the first being under a carport.

**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.

We are told that there are 148 years left on the lease, a peppercorn ground rent with a service charge of £900 per annum.

**Council Tax**

We understand the property to be Band C.

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**Special Note**

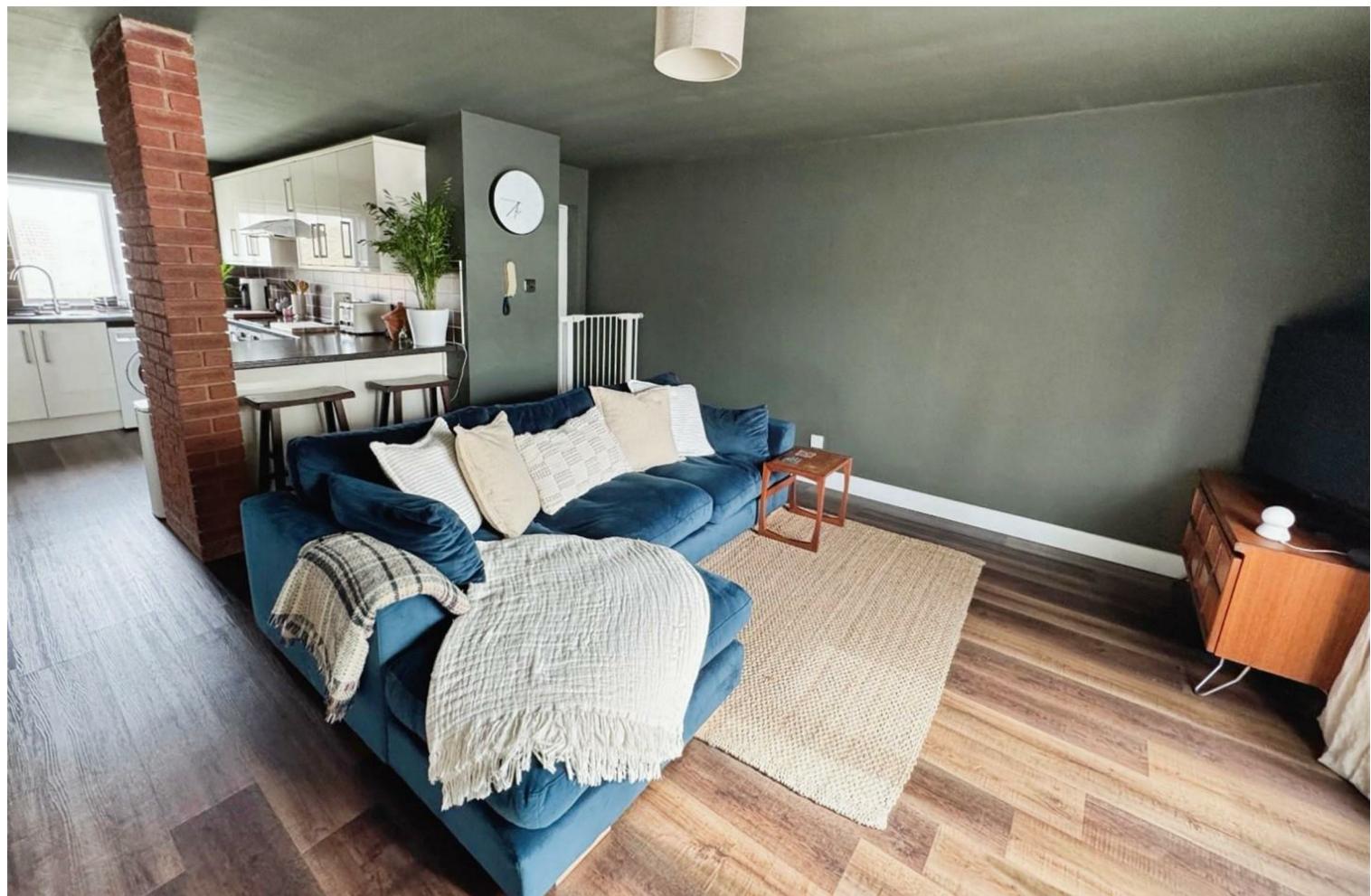
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Photographs**

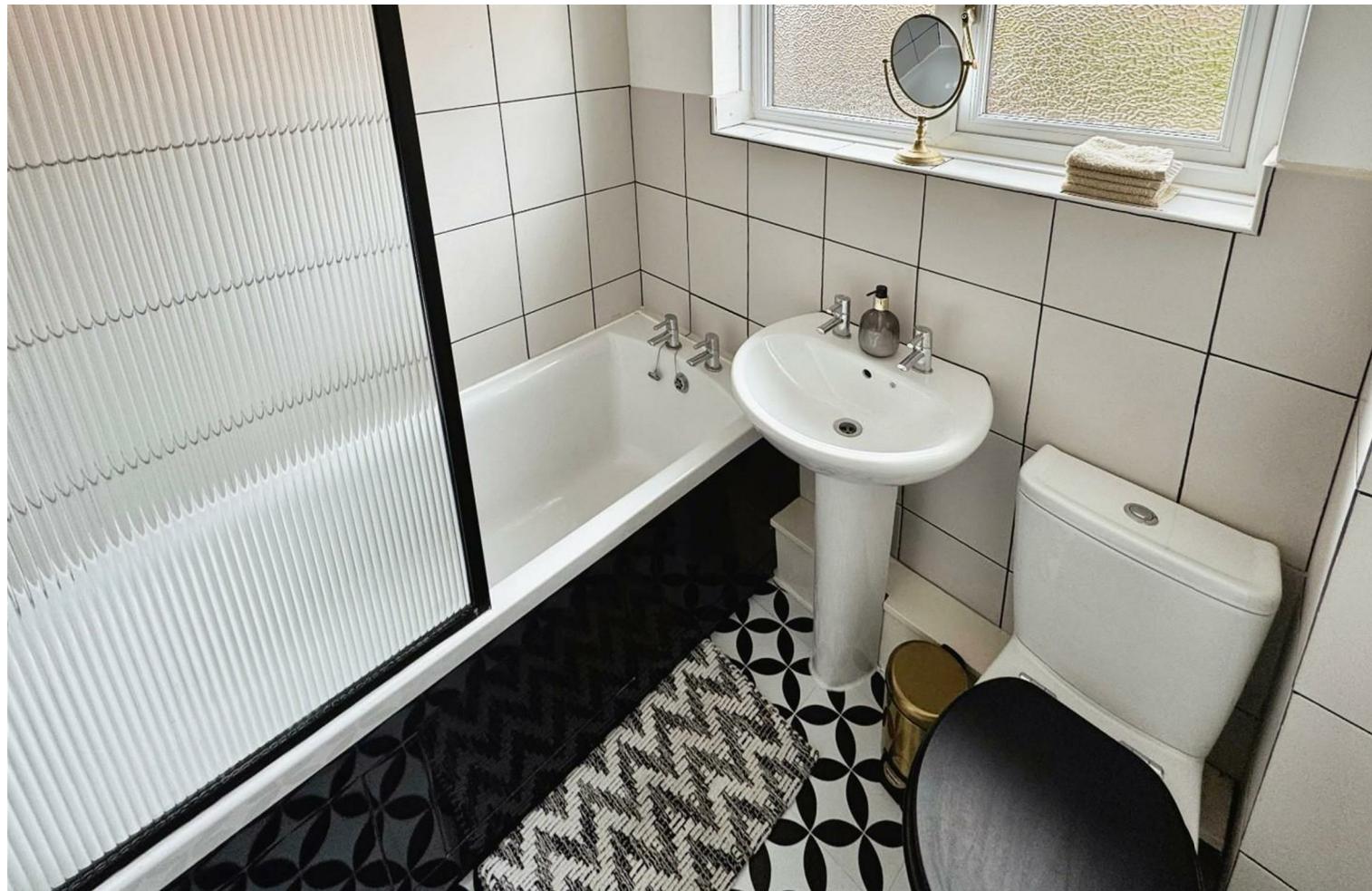
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

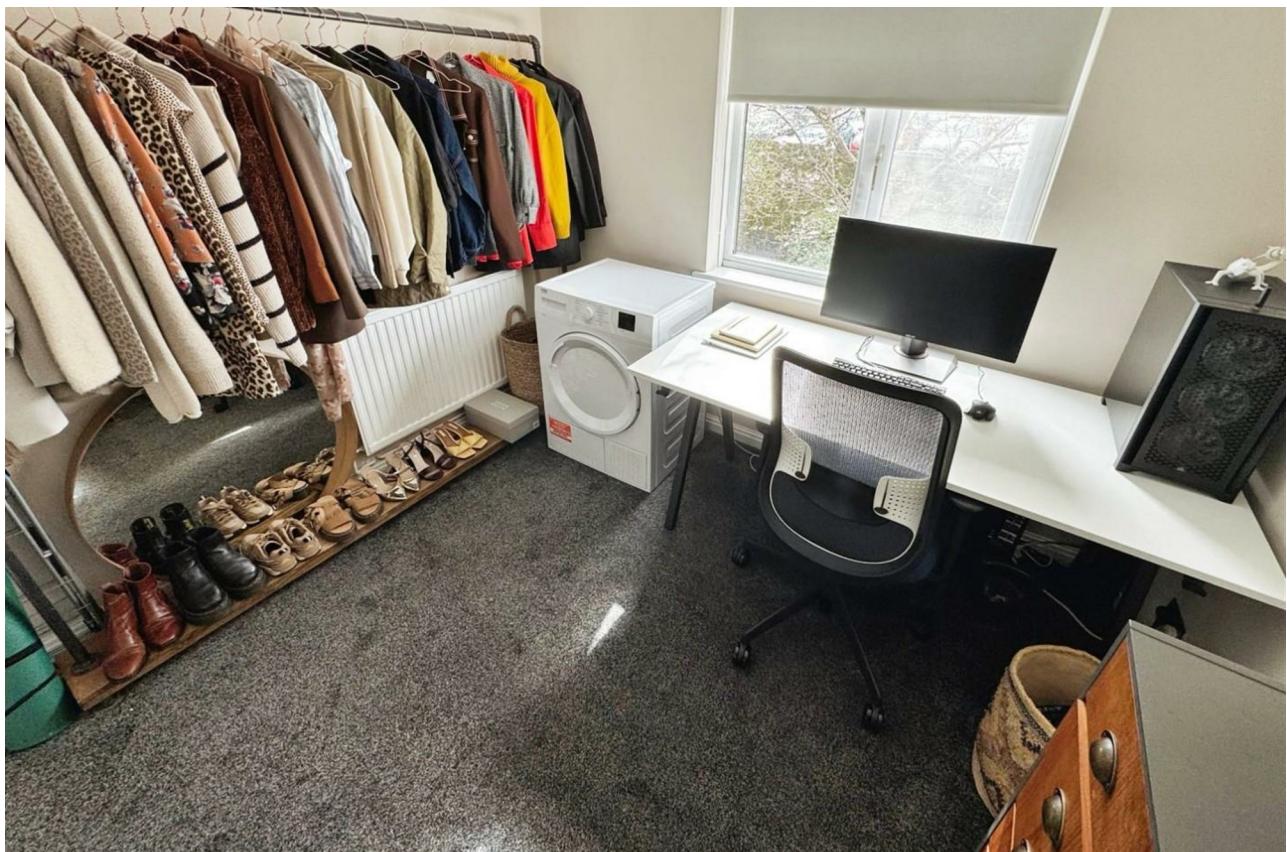
**Disclaimer**

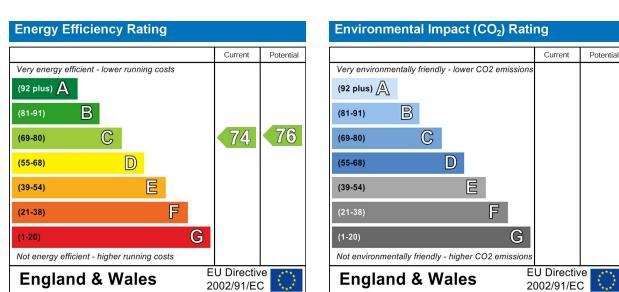
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation 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.











www.hawkesford.co.uk t: 01926 411480 e: warwick@hawkesford.co.uk