



Cross Street | Warwick | CV34 4JE

Price guide £115,000



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Within an easy walking distance of the town centre we are delighted to bring to market this one bedroom, ground floor, retirement apartment.

Benefiting from its own front door with no communal accommodation this is a perfect and private home for people over 55 wanting to downsize with a community feel whilst maintaining their independence.

The apartment has a living room with feature fireplace, a double bedroom with a fitted wardrobe, a good sized storage cupboard located off the entrance hall, a fitted kitchen and a bathroom with shower over the bath.

Located on Cross Street there are a number of independent shops and restaurants within striking distance. There is also the benefit of a local Sainsburys supermarket, pubs and good bus routes all within walking distance.

Offered with no upward chain.



- Ground Floor Retirement Apartment
- One Double Bedroom with Fitted Wardrobe
- Living Room with Feature Fireplace
- Fitted Kitchen
- Bathroom
- Communal Outside Areas
- Parking on a First Come, First Serve Basis
- No Upward Chain
- EPC -



#### Entrance Hall

Entrance to the property is via its own front door which leads in to the entrance hall. Newly carpeted to floor, white painted doors in to all rooms including a large storage cupboard which also houses the Tempest hot water tank. Neutral decor to walls and ceiling, light point to ceiling and night storage heater to wall.

#### Living Room

3.883m x 2.893m (12'8" x 9'5")

Continuation of the carpet to floor, decorated to walls, UPVC double glazed window to front elevation overlooking the communal courtyard, night storage heater to wall, two light points to ceiling and there is a feature fireplace.

#### Bedroom

3.935m x 2.485 (12'10" x 8'1")

Continuation of the carpet, UPVC double glazed window to rear elevation, light point to ceiling, night storage heater to wall and a useful, double fitted wardrobe.

#### Kitchen

3.472m x 2.025m (11'4" x 6'7")

Having tile effect cushioned flooring, UPVC double glazed window to rear elevation, light point to ceiling, fitted units to floor and wall with a marble effect worksurface over and a tiled backsplash. Space for undercounter fridge, space and plumbing for washing machine, space for electric oven and hob with integrated extractor over and there is a stainless steel, one and a half bowl sink with matching drainer and chrome hot and cold mixer tap.

#### Bathroom

Having cushioned flooring, walls are tiled to full height, light point to ceiling and there is an extractor to high level. Fitted with a pedestal wash hand basin, low level WC, heated towel rail, electric heater to high level and a bath with an electric shower over.

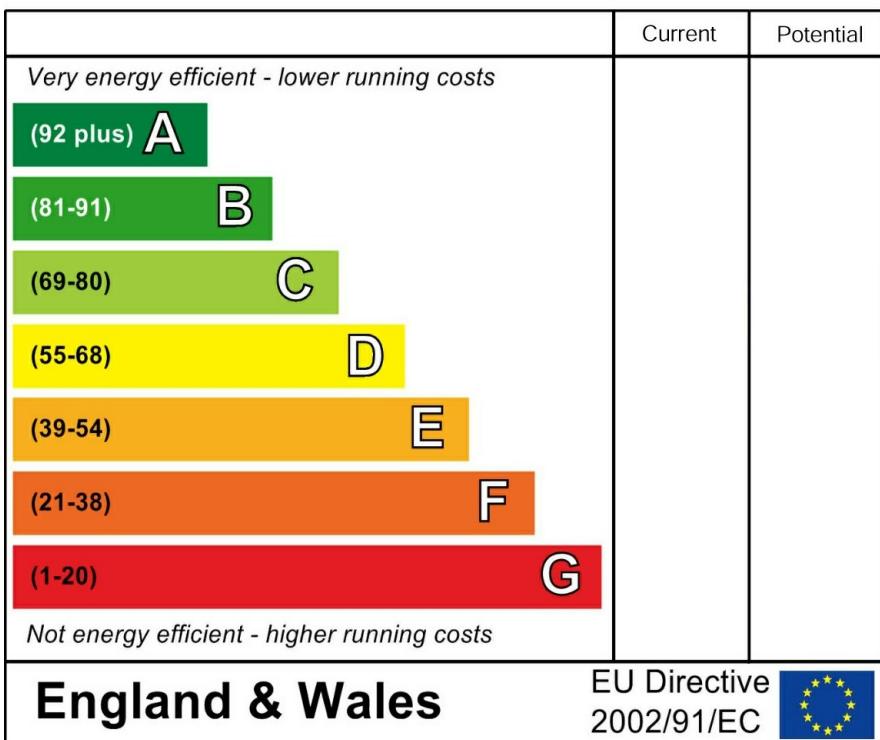
#### Communal Areas

Priory Walk enjoys well-maintained communal areas with a central block paved courtyard and flower and shrubbery borders with established plants and trees.

#### Services

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

## Energy Efficiency Rating



### 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.

The property offers a 120 year lease from the 29th April, 1988 with 82 years remaining. Ground rent of £40 rising throughout the term to £160.

Annual service charge is £1,490.85

Guest suite charges - £10 per night, £5 for extra nights and a maximum of 5 nights

### 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 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.

### 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.

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**01926 411 480** [www.hawkesford.co.uk](http://www.hawkesford.co.uk)

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

