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RESIDENTIAL



Wharf Court, Wharf Street, Warwick

A spacious and well presented two double bed roomed second floor converted apartment set in this canalside development benefiting from en-suite and two covered parking spaces. No chain.

Asking price
£199,950



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Briefly Comprising;

Communal entrance foyer, communal entrance hallway with individual post boxes and staircase to second floor landing, private entrance hallway with cloaks/airing cupboard, large open plan kitchen/dining/living with French doors to Juliet balcony overlooking the canal, kitchen area with fitted appliances, large master double bedroom with en-suite white shower room, further double bedroom, white main bathroom, electric heating, double glazing, two undercroft covered allocated tandem parking spaces.

Wharf Court

Was converted recently to provide a number of one and two bedroomed apartments. This particular apartment enjoys a second floor position with canal to the rear and a Juliet balcony to the living room. The property is well proportioned with a

large open plan living/dining/kitchen and two covered parking spaces.

The Property

Is approached via a communal entrance foyer, with entry phone point, doorway through to...

Communal Hallway & Staircase

Rising to second floor landing, personal door to the apartment, giving access to...

L-Shaped Entrance Hallway

With a number of light points to ceiling, entry phone point, dimplex electric wall heater, door to airing/storage cupboard with insulated hot water cylinder with hanging rail over.

Open Plan Living/Dining/Kitchen

23'5" overall (7.14m overall) Being open plan and yet forming two distinctive areas.

Kitchen Area

8'3" x 6'2" (2.51m x 1.88m) With a range of white high gloss fronted wall and base units with contrasting wood block look working surface over, tiled splash backs, inset stainless steel sink drainer unit with mixer tap, inset four point Whirlpool electric hob with Whirlpool stainless and glazed oven below and stainless filter hood over, integrated fridge and freezer,



integrated Whirlpool washing machine and integrated Whirlpool dishwasher, wood effect vinyl flooring extending through into...

Dining/Living Area

11'9" expanding to 13'11" into recess x 16'11" (3.58m expanding to 4.24m into recess x 5.16m) With two dimplex electric wall heaters, twin light points to ceiling, TV aerial point, two large upvc double glazed French doors to Juliet balcony overlooking the canal to the rear.

Bedroom One

13'8" max x 13'11" max (4.17m max x 4.24m max) With upvc double glazed window to front elevation, dimplex electric heater, TV aerial point, door to...

En-Suite Shower Room

Fitted with a low level WC, pedestal wash hand basin, double shower with glazed sliding screen, wall mounted shower and control, splash back tiling throughout, chrome electric towel rail and tiled floor, built in mirror and mirrored wall cabinet.

Bedroom Two

7'6" x 14' (2.29m x 4.27m) With upvc double glazed window, dimplex electric heater, TV aerial point.

Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with wall mounted shower and control over, glazed shower screen, fully tiled walls and floor with inset mirror and chrome electric radiator towel rail and mirrored wall cabinet.

Outside

There are two allocated parking spaces in tandem situated in the covered undercroft car park on the ground floor, which are the last two spaces on the right as you enter.

Tenure

The property is held on a leasehold arrangement with further details on request.

Services

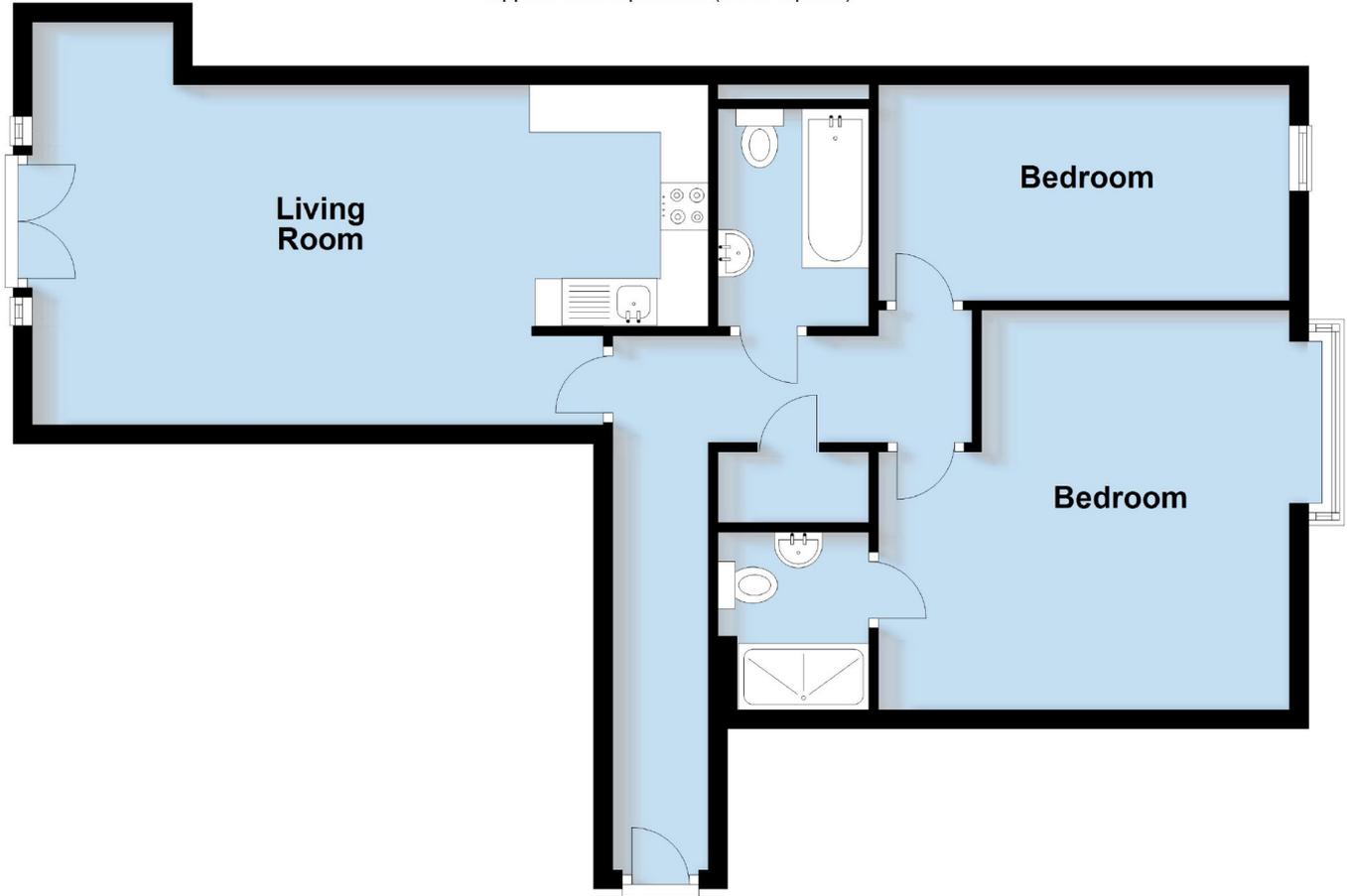
All mains services are believed to be connected to the property with the exception of gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Wharf Court

Wharf Street
Warwick
CV34 5LF

Second Floor

Approx. 71.5 sq. metres (769.8 sq. feet)



Total area: approx. 71.5 sq. metres (769.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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