



Rosedale Road | Warwick | CV34 8AH

Guide price £200,000



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Nestled on Rosedale Road in Warwick, this modern maisonette offers a delightful living experience. Built in 2020, the property boasts a contemporary design and is well-suited for individuals or couples seeking a comfortable home.

Spanning an impressive 656 square feet, the maisonette features a spacious living area that provides an inviting space for relaxation and entertainment. The well-appointed bedroom offers a peaceful retreat, while the bathroom is designed with modern fixtures to ensure convenience and comfort.

One of the standout features of this property is the dedicated parking space, a valuable asset in this desirable area. As well as its own private and secure garden. Residents will appreciate the ease of access to local amenities, including shops, parks, and transport links, making it an ideal location for those who enjoy both tranquillity and connectivity.

This maisonette presents an excellent opportunity for anyone looking to invest in a stylish and low-maintenance home in Warwick. With its modern build and thoughtful layout, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.



A large, one bedroom first floor maisonette with an allocated parking space and private, secure garden. The property is offered with no upward chain, in fabulous condition and with the option of being fully furnished.

This has been a successful rental and is currently achieving a return of in excess of 5%. Whilst the property is being offered with vacant possession (the tenant has been given notice) this would make an ideal investment property with the current tenant keen to stay on and sign a brand new tenancy agreement.



Entrance Hall

Private front entrance door, wide stairs to first floor, radiator, access to loft space (we are told this could be converted into additional accommodation STPP) , built in storage cupboard

Living Area

12'0" x 10'4"

Double glazed window, wall mounted radiator, sofa, coffee table and TV unit

Fully Fitted Kitchen

6'10" x 10'4"

Fitted with built in oven/hob, fridge/freezer, dishwasher and washer/dryer, range of units, double glazed window

Double Bedroom

13'5" x 12'4"

Bedroom having double glazed window, wall mounted radiator , double bed, bedside cabinet and drawers and a hanging rail

Bathroom

Bath with shower over, wash hand basin, low level WC, radiator, double glazed window

Rear garden

Allocated parking to front, private rear gated garden which is mainly laid to lawn. There is an outside tap and electric socket.

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.

Leasehold with a share of the freehold 999 years from 2021. We have been advised there are no maintenance or service charges.

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.

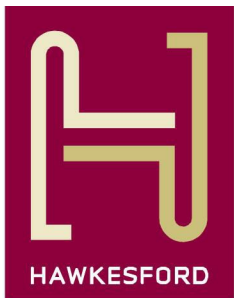
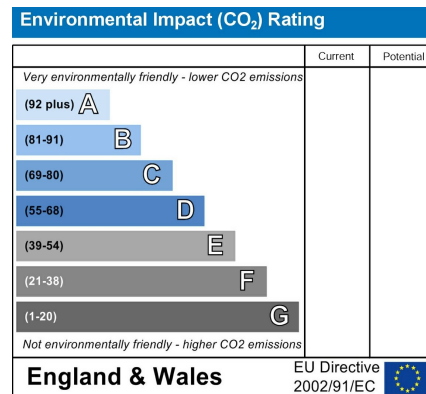
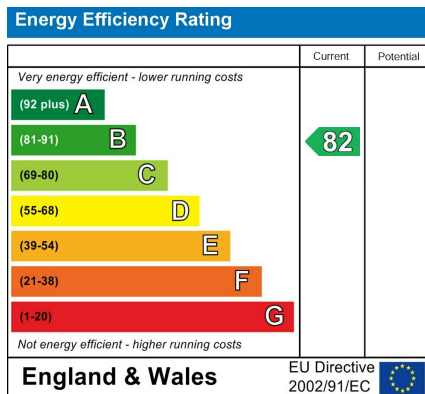
Disclaimer

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.

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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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.