HAWKESFORD

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Residential
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FLAT 2, BRAY HOUSE, JURY STREET, WARWICK, CV34 4EH



- NO CHAIN, CASH BUYERS ONLY
- SPACIOUS ONE BEDROOM FIRST FLOOR FLAT
- BLANK CANVAS FOR MODERNISATION
- EXCELLENT CENTRAL LOCATION
- 52 YEARS REMAINING ON LEASE

1 BEDROOM | **PRICE GUIDE £80,000**

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Located in an excellent central position in the vibrant town centre of Wawick, residents will enjoy easy access to a variety of shops, bars, cafes, and local amenities.

The property, which is offered with no onward chain, is vacant and would benefit from modernisation and redecoration.

Inside, you will find a well-proportioned bedroom, a bathroom, a kitchen, and a comfortable living/dining room, all of which offer ample space for relaxation and entertaining.

This property is a fantastic chance to invest in a desirable location but also a blank canvas for those looking to make their mark.

Entrance
Entrance to the property is via a communal , external staircase which leads up to a communal hallway giving access to the flats front door. The front door opens in to the open plan Kitchen/Living/Dining Room

Kitchen/Living/Dining Room 4.405m x 6.506m
The living /dining area is carpeted to floor with neutral decor to walls and ceiling, two double glazed windows to front elevation overlooking Jury Street, electric heater to wall and there are two light points to ceiling. The kitchen area has a high gloss, tiled floor and a continuation of the neutral decor to walls and ceiling, light point to ceiling. The kitchen is fitted with a range of base and wall units in a white frontage with a brushed chrome handle and a black granite effect melamine worksurface. Integrated appliances of an electric oven with a four ring ceramic hob above with extractor over with a stainless steel backsplash, undercounter fridge, washing machine and a slimline dishwasher. Stainless steel sink with matching drainer with chrome hot and cold mixer tap.

Hallway
From the living room a white painted door leads in to the inner hallway which has a continuation of carpet and decor, light point to ceiling, white painted doors lead in to all rooms, including a useful fitted wardrobe and an additional storage cupboard which houses the fuse box.

Bathroom
Being tiled to floor and having a continuation of the neutral decor to walls and ceiling, walls being tiled to full height around the bath and shower area, light point to ceiling and an extractor to high level, sliding double doors house a useful storage cupboard and the lagged hot water tank. The bathroom is fitted with a chrome heated towel rail, white pedestal wash hand basin with chrome hot and cold mixer tap, white low level WC and a white bath with chrome hot and cold taps with an electric shower over.

Bedroom 10'2" x 12'0" (3.109m x 3.666m)
Carpeted to floor, neutral decor to walls and ceiling, double glazed window to front elevation overlooking Jury Street, electric heater to wall and there is a light point to ceiling

Special Note
All electrical appliances mentioned within these sales particulars have not been tested.
Charges
Ground rent - £50 per annum
Service charge is paid twice yearly - £669.26

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 any 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 property. If there is any point that is of particular importance to you, we will be pleased to check 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.

Lounge/Dining/Kitchen Area



Hallway leading from living area



Bedroom



Bathroom



Rear view from staircase



