

RAYNSFORD WALK, WARWICK CV34 5EY



WE ARE DELIGHTED TO BRING TO THE MARKET THIS TWO DOUBLE BEDROOM, FIRST FLOOR APARTMENT ON WOODLOES PARK. BEAUTIFULLY PRESENTED AND IN AN IDEAL LOCATION.

- **Bright and Airy First Floor Apartment**
 - **Two Large Double Bedrooms**
 - **Modern Bathroom and Toilet**
- **Large Living Dining Room & Separate Kitchen**
- **Re-Wired 2018 and Brand New Hot Water System December 2024**
 - **Spacious Storage Cupboard**
 - **Communal Carpark**
 - **Move in Ready Condition**
 - **Ideal for First Time Buyers**
 - **EPC - D**

2 BEDROOMS

GUIDE PRICE £165,000

This delightful two-bedroom apartment offers a perfect blend of comfort and convenience. The property is bright and airy, creating a welcoming atmosphere that is sure to appeal to a variety of buyers.

Both bedrooms are generously sized and provide ample space for relaxation and rest. The well-presented interiors enhance the overall appeal, making it easy for you to envision your life in this lovely home.

One of the standout features of this apartment is its prime location. It is situated in close proximity to Warwick Hospital, ensuring that essential services are just a stone's throw away. Additionally, the nearby train station offers excellent transport links, making commuting a breeze. The vibrant town centre is also within easy reach, providing a wealth of shops, restaurants, and local amenities to enjoy. For those who travel by car, the A46 and M40 road networks are conveniently accessible, allowing for easy journeys to surrounding areas.

This apartment is an ideal choice for anyone seeking a modern living space in a well-connected location. Whether you are a first-time buyer, a young professional, or looking to downsize, this property is sure to meet your needs. Don't miss the opportunity to make this charming apartment your new home in Warwick.

Entrance

Access to the property is via a communal hallway, which leads to the front door to the apartment and gives access in to the hallway. Carpeted to floor and has neutral decor to walls and ceiling. Recessed spotlights to ceiling, secure entry phone, electric night storage heater with cover.

Large storage cupboard with tiled floor and light point to ceiling. (2.75m x 1.18m)

Living Dining Room 17'3" x 11'8" (5.267m x 3.572m)

Being carpeted to floor and having a large, white UPVC, double glazed window to front elevation, electric night storage heater, recessed spotlights to ceiling with additional pendant light point to ceiling

Fitted Kitchen 11'1" x 8'4" (3.402m x 2.542m)

Being tiled to floor, white UPVC, double glazed windows to front and side elevation, recessed spotlights to ceiling. Kitchen is fitted with a range of base and wall units with a white frontage, granite effect melamine work surface and splash back. Space for a freestanding cooker, space and plumbing for washing machine, space for fridge freezer, space for tumble dryer. Built in stainless steel sink with matching drainer, chrome hot and cold mixer taps.

Bedroom One 10'5" x 13'6" (3.188m x 4.128m)

Having carpet to floor, double glazed window to rear elevation, light point to ceiling and an electric heater

Bedroom Two 13'6" x 9'8" (4.124m x 2.971m)

Having carpet to floor, double glazed window to rear elevation, light point to ceiling and an electric heater

Bathroom 5'7" x 8'4" (1.722m x 2.544m)

Being tiled to floor and fitted with a modern suite of a "P" shaped bath with electric shower over, vanity wash hand basin with a mirror fronted storage cupboard above. Walls are tiled to full height and there is an obscure glazed, double glazed window to side elevation, recessed spotlights to ceiling. Door housing the airing cupboard and newly fitted, lagged hot water tank.

WC

Matching tiled flooring and walls as in the bathroom and being fitted with a white low level toilet, recessed spotlights to ceiling and there is a white UPVC, double glazed, obscure glazed window to side elevation.

Services

Please note there is no mains gas connected. We believe all other services are 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 91 years remaining on the lease. The maintenance charge is £726.25 per annum and the ground rent is £10 per month

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.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 81 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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