

**PICKARD STREET, WARWICK CV34 4UU**



**GROUND FLOOR, TWO BEDROOM OVER 55'S APARTMENT. IN A FABULOUS LOCATION FOR ST NICHOLAS PARK, LOCAL AMENITIES AND THE BUS STOP.**

- No Upward Chain
- Ground Floor Over 55's Apartment
  - Two Bedrooms
    - 70% Share
  - Fitted Kitchen
  - Living Room
  - Fitted Shower Room
  - Communal Courtyard
- Close to Local Amenities, St Nicholas Park and Warwick Train Station

**2 BEDROOMS**

**PRICE GUIDE £100,000**

Located on Pickard Street, Warwick, this delightful ground floor apartment is an ideal choice for those seeking a comfortable retirement home. Designed specifically for individuals aged over 55, this property offers a wonderful opportunity for shared ownership, allowing you to purchase 70% of the apartment with no rent payable on the remaining 30%.

The apartment features a spacious reception room, perfect for relaxing or entertaining guests, alongside two well-proportioned bedrooms that provide ample space for rest and personal belongings. The shower room is conveniently located, ensuring ease of access and functionality.

One of the standout features of this property is its prime location. Residents will benefit from being close to a variety of local amenities, including shops, cafes, and parks, making daily errands and leisure activities easily accessible. Additionally, the nearby train station offers excellent transport links, allowing for convenient travel to surrounding areas.

With no upward chain, this property is ready for you to move in and make it your own. Whether you are looking to downsize or simply seeking a peaceful place to enjoy your retirement, this apartment on Pickard Street presents a wonderful opportunity to embrace a new chapter in a vibrant community.

### **Entrance**

Entrance to the property is via the communal courtyard to the private front door. This opens up in to the entrance hall which is carpeted to floor with neutral decor to walls and ceiling, light point to ceiling and having a fused box to high level. Solid doors lead in to all rooms as well as two useful storage cupboards, one which benefits from an electric socket.

### **Living Room 15'2" x 9'5" (4.624m x 2.873m)**

Being carpeted to floor with neutral decor to walls and ceiling, light point to ceiling, double glazed, bay style window with gas central heating radiator below. Electric sockets, TV point and a Honeywell thermostat to wall.

From the living room, wooden framed glazed door leads in to fitted kitchen.

### **Kitchen 9'8" x 8'8" (2.960m x 2.65m)**

Having tile effect flooring and a continuation of the neutral decor to walls and ceiling. Double glazed window, light point to ceiling and there is a gas central heating radiator. The kitchen is fitted with a range of base and wall units in a cream coloured, Shaker style frontage with a granite effect melamine work surface over and a sub way tiled back splash. Indesit electric oven with a four ring ceramic hob, space and plumbing for dishwasher and washing machine, space for full height fridge freezer. Stainless steel one and a half bowl sink with matching drainer and a chrome hot and cold mixer tap. Worcester, gas central heating combi boiler.

### **Bedroom One 15'1" x 8'4" (4.606m x 2.561m)**

Being carpeted to floor with neutral decor to walls and ceiling, light point to ceiling, double glazed window with gas central heating radiator below.

### **Bedroom Two 6'6" x 10'11" (1.989m x 3.337m)**

Being carpeted to floor with neutral decor to walls and ceiling, light point to ceiling, double glazed window with gas central heating radiator.

### **Shower Room**

Being recently upgraded and having tile effect flooring and walls being tiled to ceiling height, obscure glazed, double glazed window, chrome heated towel rail and there is a light point to ceiling. Fitted with a white low level WC, white pedestal wash hand basin with chrome hot and cold mixer tap, mirror fronted medicine cabinet above with light point over, walk in shower with electric shower fitted.

**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.

The annual service charge for the property is currently £897.52

The current lease is 99 Years from 24 March 2017, however, as this is a surrender and re-grant lease, the buyer will receive a new lease.

**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.

















