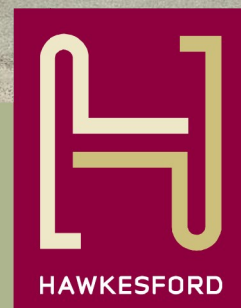




Romani Close | Warwick | CV34 4TY

Price Guide £190,000



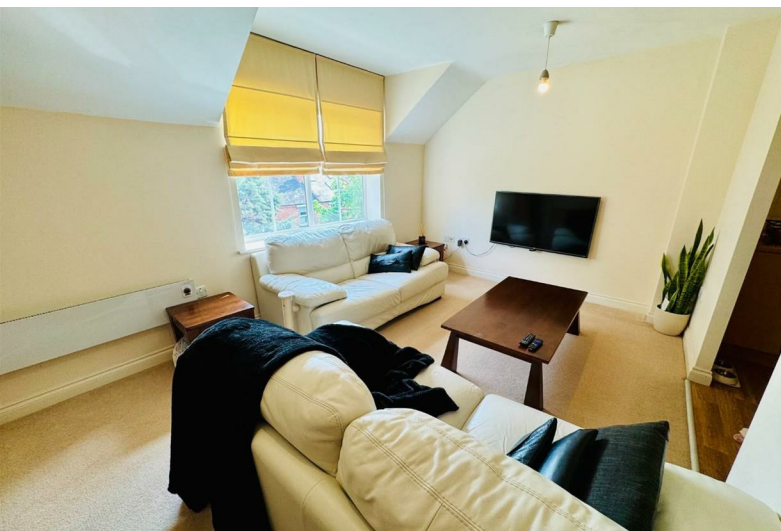
Welcome to this charming top-floor apartment located in the desirable Romani Close, Warwick. This delightful property boasts two well-proportioned bedrooms and two modern bathrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

As you enter the apartment, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property is presented in move-in ready condition, allowing you to settle in without the need for immediate renovations or repairs.

One of the standout features of this apartment is its convenient location. With easy access to the town centre, you will find a variety of shops, restaurants, and local amenities just a short distance away. This makes it an excellent choice for those who appreciate the vibrancy of urban living while still enjoying the tranquility of a residential area.

Additionally, the property comes with allocated parking, ensuring that you have a designated space for your vehicle, which is a valuable asset in this bustling town. Furthermore, the absence of an upward chain means that you can enjoy a smooth and efficient purchasing process.

In summary, this top-floor apartment in Romani Close offers a perfect blend of comfort, convenience, and modern living. With its appealing features and prime location, it presents an excellent opportunity for anyone looking to make Warwick their home. Do not miss the chance to view this lovely property.



Entrance hall

Front door opens up into a large entrance hall having carpet to floor, neutral decor to walls and ceiling and light point to ceiling, an electric heater, secure entry phone, airing cupboard housing hot water tank and storage space, and white painted doors lead into all rooms.

Living room

15'6" x 10'1" (4.732 x 3.098)

Having continuation of carpet to floor and neutral decor, two light points to ceiling, large double glazed window to rear elevation, electric heater to wall. Open archway then leads into the ...

Kitchen

11'9" x 5'6". (3.582 x 1.692.)

Having a range of wall and base units, integrated four ring electric hob set into worksurface with a stainless steel extractor hood over and an electric oven below, one and a half bowl stainless steel sink with matching drainer set into worksurface and tiled backsplash. Space and plumbing for a washing machine and dishwasher, and space for a full height fridge freezer, wood effect cushion flooring and light point to ceiling.

Master bedroom

12'6" x 10'4" (3.813 x 3.170)

Continuation of carpet and decor, light point to ceiling, UPVC double glazed French doors with Juliet balcony, electric heater to wall. White painted door which leads into ...

Ensuite bathroom

Continuation of carpet and decor. Light point and extractor to ceiling, white heated towel rail, pedestal wash hand basin, low level WC., panelled bath with chrome with chrome shower controls and attachments, and a shaver socket

Bedroom 2

13'2" x 6'9" (4.037 x 2.069)

Continuation of carpets and neutral decor, light point to ceiling, double glazed window to front elevation, electric heater to wall.

Family bathroom

8'2" x 5'10" (2.506 x 1.793)

Continuation of carpet and decor, light point and extractor to ceiling, white heated towel rail, pedestal wash hand basin, low level WC., panelled bath with chrome with chrome shower controls and attachments, and a shaver socket

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 the lease is for 125 years from 1st November 2003.

Service charge is £1072.25 due 1st January 2025 a further £1072.25 due 1st July 2025

Yearly Total £2144.50

Ground rent is £160 due 1st January 2025 and £160.00 due 1st July 2025

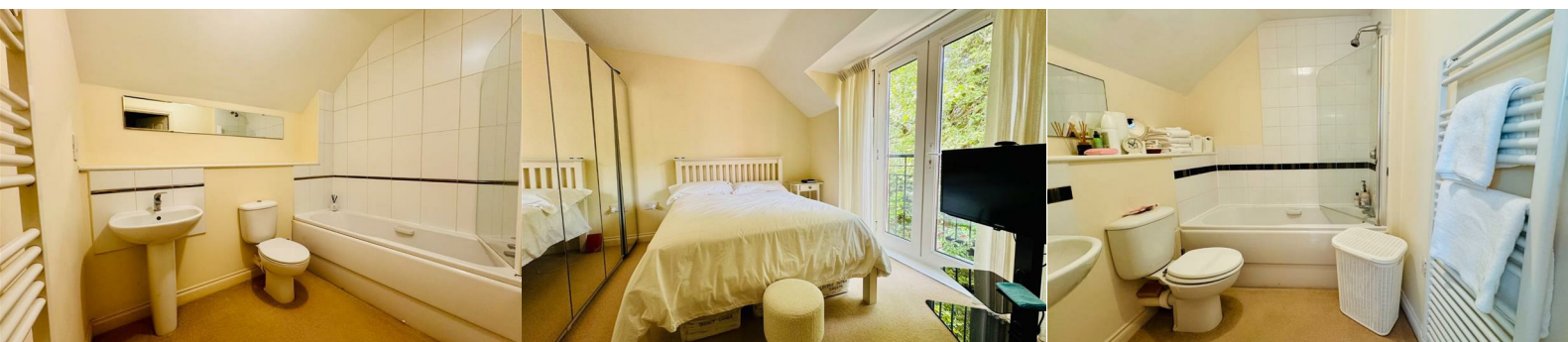
Yearly Total £320.00

Council tax band - C

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		
(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		



1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ

01926 411 480

warwick@hawkesford.co.uk

www.hawkesford.co.uk

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.