

WILLIAM TARVER CLOSE, WARWICK CV34 4UF



A TWO BEDROOM GROUND FLOOR APARTMENT LOCATED WITHIN STRIKING DISTANCE OF A NUMBER OF SHOPS, BARS AND RESTAURANTS. MOST NOTABLY ST NICHOLAS PARK AND COTEN PRIMARY SCHOOLS ARE WITHIN A TWO MINUTE WALK!
WHAT SETS THIS APARTMENT ABOVE OTHERS IS THE TWO ALLOCATED PARKING SPACES, THE PRIVATE OUTSIDE DECKED AREA AND IT WILL HAVE A BRAND NEW 999 YEAR LEASE.
WHILST IN NEED OF A BIT OF RENOVATION HERE AND THERE THIS IS A PERFECT FIRST TIME BUY, INVESTMENT OR CLOSE TO TOWN CENTRE PROPERTY.

- Ground Floor Apartment
 - Two Bedrooms
- Open Plan Kitchen Living and Dining room
 - Bathroom
 - Private Outside Deck
- Two Allocated Parking Spaces
- Brand New 999 Year Lease
- Minutes from St Nicholas Park, Coten End Primary School and Local Amenities
 - No Upward Chain
 - EPC -

2 BEDROOMS

PRICE GUIDE £180,000

This delightful two-bedroom apartment presents an excellent opportunity for both first-time buyers and investors alike. With a generous 999-year lease, this property offers a sense of security and longevity that is hard to come by.

The apartment boasts a private outside deck, perfect for enjoying the fresh air or entertaining guests during the warmer months. The interior, while in need of some light renovation, provides a blank canvas for you to personalise and create your ideal living space.

Convenience is at your doorstep, as the property is situated close to Coten End Primary School, making it an ideal choice for families. Additionally, nearby St Nicholas Park and local amenities ensure that all your daily needs are easily met, enhancing the overall appeal of this location.

One of the standout features of this apartment is the inclusion of two parking spaces, a rare find in such a desirable area. This added convenience is sure to be appreciated by those who value easy access to their vehicles.

In summary, this two-bedroom apartment in William Tarver Close offers a fantastic opportunity to invest in a property with great potential, in a prime location that caters to both families and professionals. With a little imagination and effort, this could be the perfect home for you.

Entrance

Entrance to the property is via a communal hallway which leads to the front door. This opens in to the entrance hall which has wood effect flooring and neutral decor to walls and ceiling. Electric heater to wall, entry phone, light points to ceiling and white painted doors leading in to all rooms.

Kitchen Living Dining Room 20'4" x 13'3" (6.198m x 4.044)

Continuation of the flooring to the living area as well as the neutral decor to walls and ceiling, UPVC double glazed window to front elevation with electric heater below and an additional electric heater fitted in the room, light points to ceiling and two light points to wall.

The kitchen area has tiles to floor and is fitted with a range of beech coloured floor and wall units with a black granite effect, melamine work surface over. Double electric oven, a free standing full height fridge freezer, four ring ceramic hob with extractor over, slim line dishwasher and a stainless steel, one and a half bowl sink with matching drainer and a mixer tap.

Bathroom

Tiled to floor and to half height to walls around the toilet increasing to full height around the bath and basin. Fitted with a chrome heated towel rail, light point to ceiling, white low level WC, white basin with chrome hot and cold mixer tap with double cupboard below and a white bath with chrome hot and cold mixer tap with an electric shower fitted. Double louvered doors house a utility cupboard with washing machine, tumble dryer and a lagged hot water tank.

Bedroom Two 9'5" x 7'6" (2.882m x 2.288m)

Having wooden laminate flooring and a continuation of the neutral decor to walls and ceiling, electric heater to wall, light point to ceiling, UPVC, double glaze, double French doors leading out on to the decked area. Two double louvered doors house useful wardrobe storage.

Bedroom One 10'11" x 10'1" (3.334m x 3.094m)

Wood effect laminate flooring and a continuation of the neutral decor to walls and ceiling, light point to ceiling, UPVC double glazed windows to rear elevation, electric heater below and a plinth with three LED spotlights to wall.

Decking 22'3" wide (6.8m wide)

To the rear of the property and accessed from the second bedroom and externally via the side of the building, is a private decked area with outside lighting and a gate which gives direct access to St Nicholas Park. The decking runs the whole width of the apartment.

Two Allocated Parking Spaces

Located to the front of the building is the communal parking area where you find the two allocated parking spaces.

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.

There is to be a brand new 999 year lease on the property.

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.









