





# St. Johns Court WARWICK CV34 4NL

for sale offers over  
**£150,000**



## Property Description

A one bedroom top floor apartment ideally located within walking distance to Warwick town centre. This superb property is being sold with no chain and boasts an extended lease with no ground rent.

This well presented apartment comprises, entrance hall, light and airy lounge, separate kitchen with large storage cupboard, modern bathroom and a large double bedroom. The property has access to communal residents parking and lovely communal gardens. The property is located on the top floor and features lovely views.

This lovely home is less than a 10 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for national commuters as is only a short drive to the M40 and Warwick Parkway park and only a couple of minutes walk to Warwick train station making this home ideal for frequent visitors to London. You are never a few minutes away by car to scenic countryside and rolling hills and Warwick has lots to do for people who enjoy outdoor pursuits.

## Entrance Hall

Carpeted flooring.

## Lounge Diner

15' 3" x 11' 5" ( 4.65m x 3.48m )

Window to side and carpeted flooring.

## Kitchen

9' 1" x 6' 9" ( 2.77m x 2.06m )

Fitted with a range of wall and base units with work surface over, stainless steel sink, washing machine, fridge freezer, cooker and extractor fan. Storage cupboard with plug. Vinyl flooring and window to side.

## Bedroom One

11' 11" x 10' 4" ( 3.63m x 3.15m )

Window to side and carpeted flooring.

## Bathroom

Shower over bath, wash hand basin, WC, vinyl flooring and window to side.

## Communal Gardens

Plenty of greenery, well kept grounds and gorgeous views.

## Parking

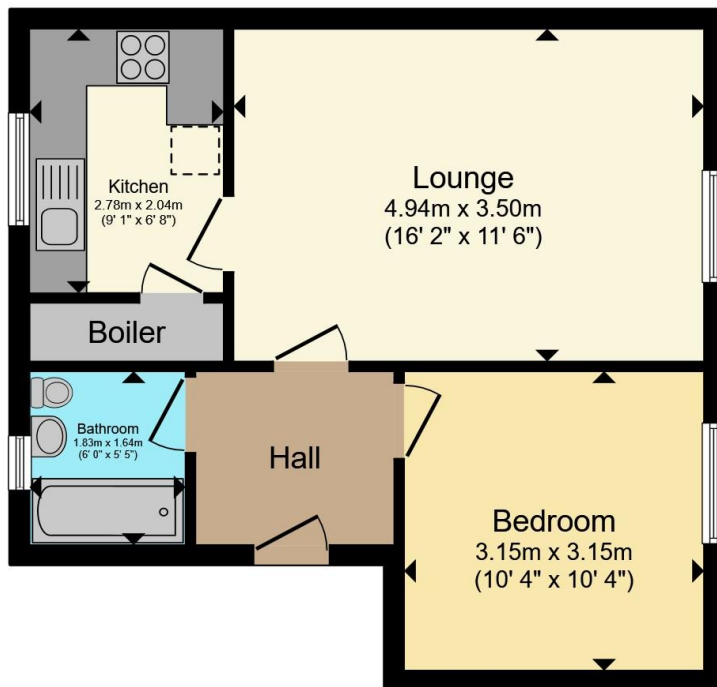
Residents parking available, no permit required.

## Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







**Floor Plan**

Total floor area 42.6 m<sup>2</sup> (459 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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14 High Street  
WARWICK CV34 4AP

EPC Rating: E Council Tax  
Band: A

Service Charge:  
1679.94

Ground Rent:  
75.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR107595](http://connells.co.uk/Property/WAR107595)**

This is a Leasehold property with details as follows; Term of Lease 215 years from 25 Mar 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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