



Connells

St. Johns Court
Warwick



Property Description

A two bedroom first floor apartment ideally located within walking distance to Warwick town centre. This superb property is being sold with no chain.

This well presented apartment comprises, entrance hall, light and airy lounge, separate kitchen, modern bathroom and a two bedroom. The property has access to communal residents parking and lovely communal gardens. The property is located on the first 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 always 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 and store cupboard

Lounge Diner

15' 2" x 12' 6" (4.62m x 3.81m)

Carpeted flooring and window to front

Kitchen

10' 4" x 8' 6" (3.15m x 2.59m)

Fitted with a range of base and wall mounted units with a complimentary work surface over. Sink and drainer with mixer tap and a tiled splashback. Electric oven and hob with cooker hood above, with space for tall fridge/freezer and washing machine. Wood style flooring and a window to rear.

Bedroom One

11' 1" x 10' 11" (3.38m x 3.33m)

Fitted wardrobes, carpeted flooring and a window to front

Bedroom Two

8' 11" x 8' 8" (2.72m x 2.64m)

Carpeted flooring and window to rear.

Bathroom

White suite comprising bath with shower over, wash hand basin vanity unit, low level W/C, flooring and window to rear elevation.

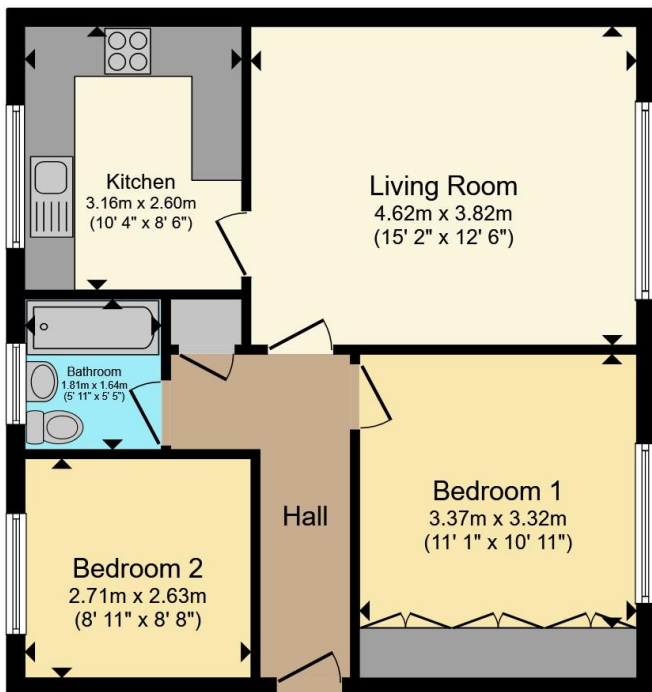
Communal Gardens

Plenty of greenery and well kept grounds.

Parking

Residents parking available, no permit required. Property benefits from a garage with an up and over door (not inspected).





Ground Floor

Total floor area 57.1 m² (615 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

Connells



To view this property please contact Connells on

T 01926 403308

E warwick@connells.co.uk

14 High Street
WARWICK CV34 4AP

EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107774

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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