



Connells

Coach House Mews
Warwick

Coach House Mews Warwick CV34 4LD

for sale
£170,000



Property Description

A modern apartment located in Warwick town centre with an allocated parking space. This property in brief comprises, entrance hall, kitchen diner, separate lounge, two light and airy bedrooms, en-suite and family bathroom. This property further benefits from no onward chain.

Coach House Mews, Coventry Road is located within 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 travel links as it is a short 3 minute walk to Warwick train station and a short drive to the M40, A46 and Warwick Parkway Station.

Entrance Hall

Storage cupboard housing water tank. Carpeted flooring and intercom.

Lounge

15' 8" x 14' 4" (4.78m x 4.37m)

Two windows to front, carpeted flooring, double doors to kitchen / diner.

Kitchen / Diner

18' 3" x 9' 11" (5.56m x 3.02m)

Fitted with a range of wall and base units with work surface over, sink and drainer, tiled to splashbacks, space for washing machine, tumble dryer and dishwasher. Built in oven, hob and extractor fan. Laminate flooring in the kitchen and carpeted flooring in the dining end, two windows to rear.

Bedroom One

13' 3" x 7' 9" (4.04m x 2.36m)

Window to front and carpeted flooring.

Ensuite

Shower cubicle, tiled to splashbacks, WC, wash hand basin and window to rear.

Bedroom Two

14' 3" x 10' 7" (4.34m x 3.23m)

Two windows to front, built in wardrobes, carpeted flooring and loft hatch.

Bathroom

Window to rear, wash hand basin, WC, tiled to splashback and laminate flooring.

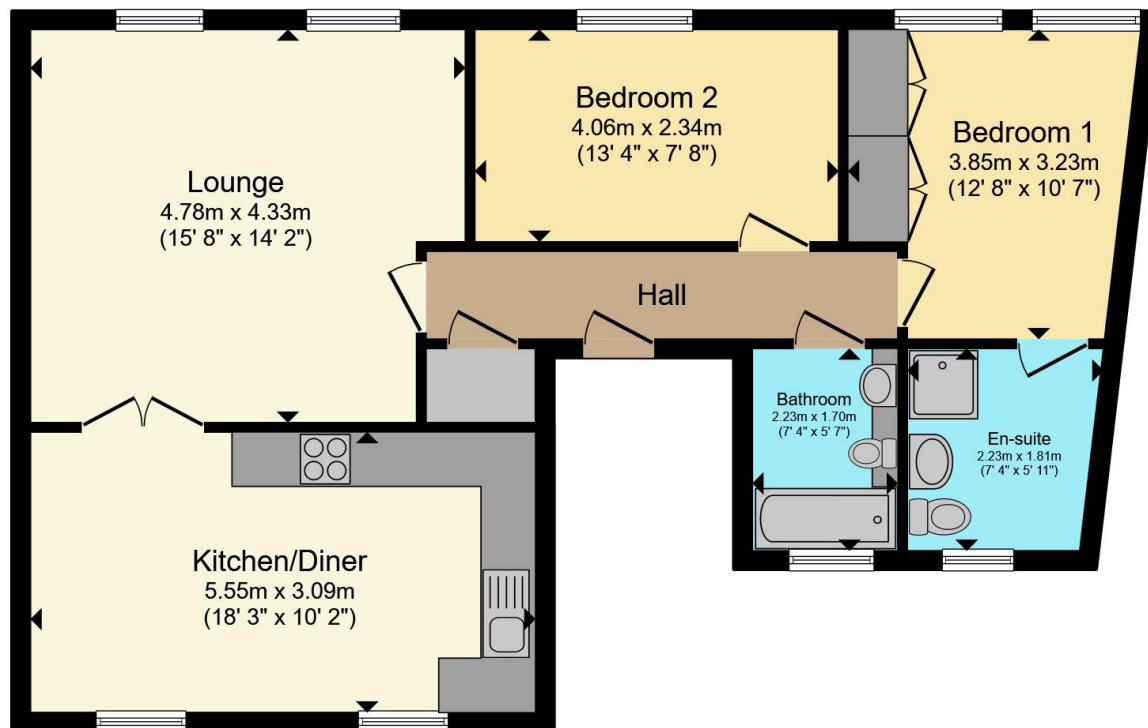
Parking

Allocated parking space.

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.





Total floor area 72.4 m² (780 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

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14 High Street
WARWICK CV34 4AP

EPC Rating: C

Council Tax
Band: C

Service Charge:
1710.73

Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107490

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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