



Remburn Gardens Warwick CV34 5BH

for sale offers over
£220,000



Property Description

Completely refurbished and remodeled apartment to create an open penthouse style view with living /kitchen/breakfast area, three ample sized bedrooms, a shower room and separate WC. The property also comes with communal parking and has access to communal outdoor space and a bin store.

Our vendor has shown attention to safety within this refurbishment, with smoke detectors fitted to all rooms and a fire mist sprinkler system fitted to the open plan living/kitchen/breakfast area (approx. 25ft in length), together with all doors being fire rated. Special attention was made in the refurbishment to improve the EPC rating to a C, making this a very energy efficient apartment. Our vendor has also improved the wiring and plumbing to the apartment, with media wall wiring to the living room and double bedrooms.

Remburn Gardens is less than a 15 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.

The location is perfect for national commuters as it is a short drive to the M40 and Warwick Parkway park and only a short 4 minute walk to Warwick train station making this home ideal for frequent visitors to London.

The property is also a less than 5 minute walk to Warwick hospital, perfect for health care professionals looking for an easy commute.

Open Plan Living

Lounge

14' 9" x 11' 6" (4.50m x 3.51m)

Light and airy, dual aspect space with window to front. aerial point and radiator. Recently refitted throughout to a high standard.

Kitchen

9' 5" x 9' 2" (2.87m x 2.79m)

Continuation of the light and airy feel, fitted with a range of base and wall mounted units with a contemporary work surface over and breakfast bar, sink and mixer tap. Fitted appliances to include; an electric hob, electric oven, cooker hood, dishwasher, fridge freezer and washer dryer. The room has been finished off with satin stainless power points and a cupboard houses the recently installed boiler (2024) and window to rear.

Inner Hallway

Storage cupboard, radiator and doors to:

Bedroom One

11' 10" x 9' 5" ex wardrobe (3.61m x 2.87m ex wardrobe)

Window to rear, fitted double wardrobes, aerial point and radiator.

Bedroom Two

11' 6" ex wardrobe x 8' 8" (3.51m ex wardrobe x 2.64m)

Window to front, double fitted wardrobe, aerial point and radiator.

Bedroom Three

11' 6" x 5' 10" (3.51m x 1.78m)

Window to front and radiator.

Bathroom

Recently refurbished to a high standard with a newly installed chrome shower cubicle, extractor fan, vanity sink and radiator.

W/C

W/C, radiator and window to rear.

Vendors Notes

Wooden slatted blinds to all windows - installed in 2024.

EPC rating C and Council tax band B.

Shared drying/bike store area with one other second floor apartment.

Lease extension effected giving 189 years from 25.3.1963.

Annual service charge including buildings insurance £1175.

Buyer Aml Charge

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.





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.focalagent.com

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:
 1000.00

Ground Rent:
 14.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107071

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1963. 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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