

DEY CROFT, WARWICK CV34 6NP



A WELL PRESENTED, TWO BEDROOM, GROUND FLOOR APARTMENT WITH TWO ALLOCATED PARKING SPACES AND OFFERED WITH NO UPWARD CHAIN.

- Ground Floor Apartment
- Two Allocated Parking Spaces
- Open Plan Living/Dining Room
 - Fitted Kitchen
- Master Bedroom with Two Fitted Wardrobes
 - Family Bathroom
- Second Good Sized Bedroom
 - Chase Meadow
- No Upward Chain
 - EPC: C (75)

2 BEDROOMS

PRICE GUIDE £190,000

FABULOUS GROUND FLOOR APARTMENT WITH TWO ALLOCATED PARKING SPACES. IDEAL INVESTMENT PROPERTY. ACHIEVABLE RENTAL OF CIRCA £800 PCM.

A two bed ground floor apartment, situated on the popular Chase Meadow development and benefitting from being presented in good order throughout, having NO UPWARD CHAIN and having two allocated parking spaces.

Accommodation in brief; entrance hall, open plan living/dining room, fitted kitchen, two bedrooms, master with fitted wardrobes, and family bathroom.

This would make an ideal first time buy, investment or bolt hole property.

Entrance Hall

Entrance to the property is through a solid wooden door leading into the L-Shaped Entrance Hall, which has a wood effect flooring, neutral decor to the walls and ceiling, two light points to ceiling and secure entry phone. Light painted doors leading to all rooms.

Living/Dining Room 19'7" x 12'4" (max measurements) (5.977m x 3.767m (max measurements))

Wood effect flooring, neutral decor to the walls and ceiling, bay styled double glazed window to the front elevation, light point to ceiling, two gas central heating radiator various electric sockets, TV point and phone point. Open archway leads into the fitted kitchen.

Kitchen 9'5" x 7'6" (2.871m x 2.304m)

Tiled to floor, neutral decor to the walls and ceiling. Double glazed window to rear elevation, light point to ceiling and gas central heating radiator. The kitchen is fitted with a range of wall and base units with a beech effect frontage, brush chrome handles and granite effect, melamine work surfaces. The splashback is in a terracotta tile. The kitchen is fitted with an electric oven with a four ring gas hob above with integrated extractor over, space and plumbing for washing machine and dishwasher, space for under counter fridge. Built in stainless steel sink with matching drainer with chrome hot and cold mixer tap, various electric sockets and fuse switches. Full height door which currently houses a freezer and the combi-boiler which we believe was fitted within the last 2 years.

Bedroom 2 8'9" x 8'8" (2.682m x 2.645m)

Carpeted to floor, neutral decor to the walls and ceiling, double glazed window to front elevation, gas central heating radiator, light point to ceiling and various electric sockets.

Master Bedroom 9'11" x 12'3" (3.044m x 3.758m)

Carpeted to floor, neutral decor to the walls and ceiling, double glazed window to the rear elevation, gas central heating radiator below, light point to ceiling. The room also benefits from two large double fitted wardrobes, various electric sockets, phone point, tv point. There is an arched nook which is useful space for putting chest of drawers in if needed.

Family Bathroom

Wood effect vinyl flooring, walls are tiled to half height in a white mosaic style and full height around the bath and shower, light point and extractor to ceiling, gas central heating radiator. Fitted with a white pedestal wash hand basin with chrome hot and cold tap, white low level W/C, white bath with white bath panel with chrome hot and cold taps and myra chrome and white shower and controls.

Outside

There are two allocated parking spaces located at the rear to the side of the building. No 6 is the tandem spaces on the right.

Services

All mains services are believed to be 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 are 81 years left on the lease, management costs are £598.99 twice yearly.

Council Tax

We understand the property to be Band C.

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.

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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.

Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.







