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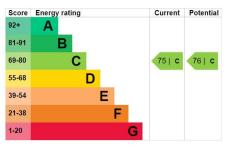
17 Yew Tree Court, Off Conifer Grove, Off St Helens Road, Royal Learnington Spa, CV31 3BF Guide Price £179,950 Leasehold



#### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

See how to improve this property's energy performance



• Ground floor maisonette

Long lease

- Two bedrooms
- Two allocated car parking spaces
- Double glazing

# artal propertymark PROTECTED PROTECTED PROTECTED

12 High Street, Warwick, Warwickshire, CV34 4AP Telephone: 01926 496262 Facsimile: Email: tmiller@margetts.co.uk www.margetts.co.uk

Over 200 years of local knowledge

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• Through lounge dining room

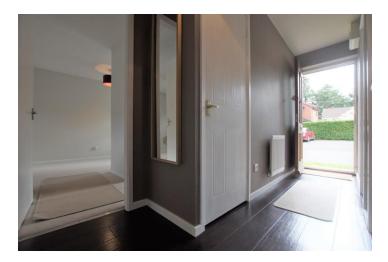
• Separate kitchen

• Don't miss it

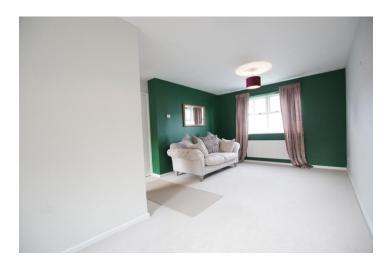
• Gas central heating

Tel: 01926 496262 12 High Street, Warwick CV34 4AP A beautifully presented, two bedroom, ground floor, purpose-built maisonette enjoying two, rare allocated offroad parking spaces and ready for immediate occupation. Benefits from a modern bathroom and shower, separate kitchen and a rare through lounge dining room. No upward chain. Viewing is warmly recommended.

Canopy porch with front door opens into the L-shaped reception hall with wood effect flooring, radiator, door opening to storage cupboard and further door opening to a deep under stairs storage cupboard.



**DELIGHTFUL THROUGH LOUNGE DINING ROOM** 21' 8" x 11' 1" (6.62m x 3.4m max reducing to 2.85m) with sealed unit double glazed windows to both front and rear elevation, television aerial point, two radiators, and doorway through to the





# FITTED KITCHEN

8' 8" x 7' 4" (2.65m max x 2.24m)

with modern square edge work surfacing extending around the room incorporating a four ring electric hob and 1 1/4 bowl stainless steel, single drainer sink unit with mixer tap. Base unit under incorporating the electric oven and space and plumbing for washing machine. Range of eyelevel wall cupboards, recess for a larger style fridge freezer if desired, wall mounted Worcester gas fired combination central heating boiler. Sealed unit double glazed window, radiator and wood affect flooring.



**BEDROOM ONE** 11' 6" x 10' 0" (3.53m x 3.07m) with radiator and double glazed window.



**BEDROOM TWO** 8' 6" x 6' 2" (2.6m x 1.88m) with radiator and double glazed window.



#### BATHROOM

has a white suite with panelled bath having a mixer tap and tap secured shower over, wash hand basin and low-level WC, wood affect flooring, tiled areas, obscured double glazed window and heated towel rail.

VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

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### OUTSIDE

Communal well-maintained grounds with path that leads to the front door.

Two allocated car parking spaces labelled number 83.

#### AGENTS NOTES

The property is leasehold for 125 years from 1st June, 1996.

Service charge £1,182.99 per annum

Ground rent £89.50 x 2 per annum.

All main services are connected.

Viewings strictly by prior appointment through the agents.

# **Agent's Notes**

Council Tax Band C.

# Local Authority: Warwick District Council

NOTICE

NC