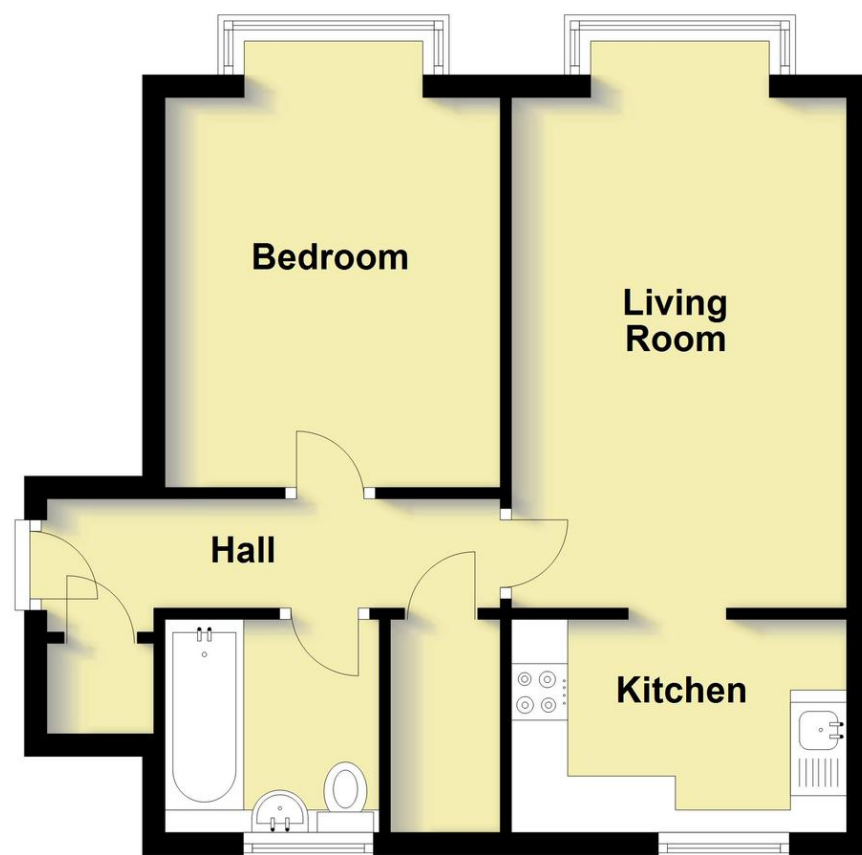
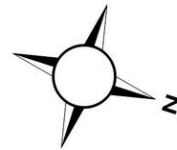


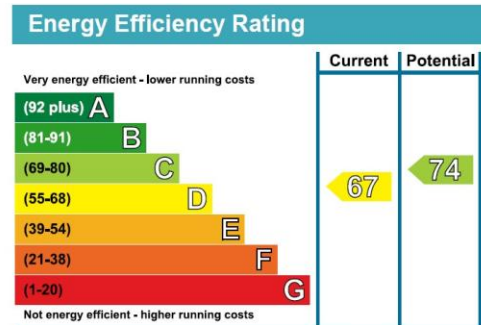
Second Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



Total area: approx. 42.5 sq. metres (457.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



69 Priory Court, Spring Pool, Warwick, CV34 4UP

Guide Price £160,000 Leasehold



- Second floor apartment
- One double bedroom
- Well presented throughout
- Spacious living room
- Kitchen
- Bathroom
- Allocated car parking space
- Long lease
- Delightful aspect

A really delightful, top floor, spacious, one bedroom apartment enjoying a delightful aspect, with well planned accommodation and an off-road allocated car parking space. The property is well presented with double glazing and individually controlled room radiators and benefits from a long lease.

Communal front door with telephone security link opens into the communal reception hall with staircase rising to the top floor landing. Private door to the apartment opens into the

RECEPTION HALL

with tall individually app controlled electric radiator and doors opening to 2 large storage cupboards, one housing the hot water tank.

SPACIOUS LIVING ROOM

14' 11" x 9' 9" (4.57m x 2.98m)
with large double glazed bay window to the front of the property, fire setting with electric fire, individual electric radiator, TV point and phone point. Archway through to the



FITTED KITCHEN

9' 8" x 6' 3" (2.97m x 1.92m)
with wood affect, roll edge worksurfacing extending around the room incorporating four ring electric hob and single drainer stainless steel sink with mixer tap. Base unit under with washing machine. Wood affect flooring and Neff cooker hood. Double glazed window affording views across the rear of the property. (Please note all appliances to be sold with the property - washing machine, dishwasher, fridge freezer, oven, hood and hob).



DOUBLE BEDROOM

11' 1" x 9' 9" (3.4m x 2.98m)
with individual electric radiator and large double glazed bay window. (Please note wardrobe also sold with property).

BATHROOM

has a white suite with panelled bath having mixer tap and an adjustable shower over the screen, wash hand basin with mixer tap set in vanity unit with WC and concealed cistern to the side. Wiring for two wall lights, obscured double glazed window and wood effect flooring.



OUTSIDE

Spring pool is well known for its beautifully maintained communal grounds including lawns and borders stocked with hedgerows and shrubs etc. The property enjoys its own allocated car parking space.



AGENTS NOTES

We understand all mains services are connected except gas.
The property is leasehold with 134 Years from 25th of March 1984.
Service charge approximately £840 per annum.
Viewings are strictly by prior appointment through the agents.

Agent’s Notes

Council Tax Band B.

Local Authority: Warwick District Council