

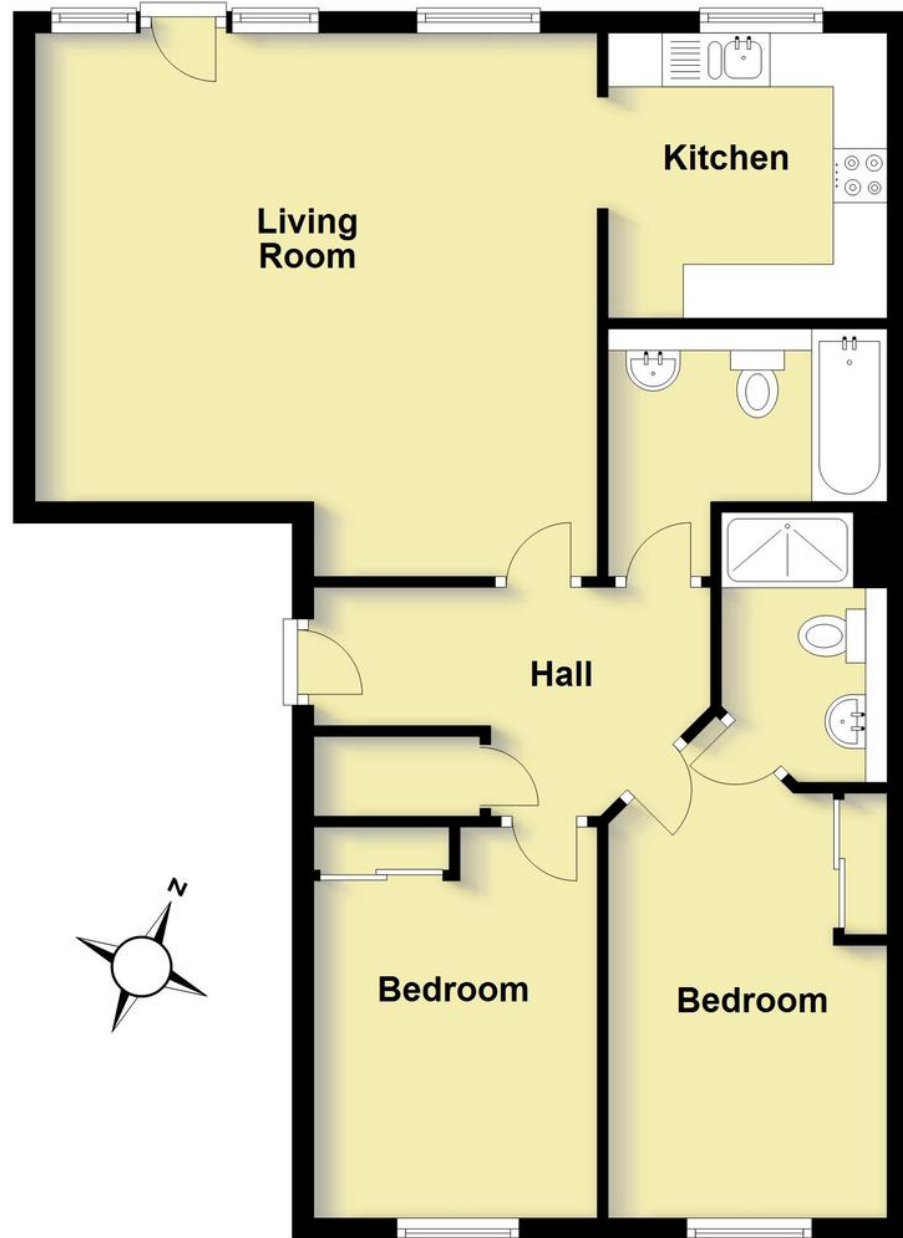


MARGETTS
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

First Floor

Approx. 69.6 sq. metres (749.4 sq. feet)



Total area: approx. 69.6 sq. metres (749.4 sq. feet)

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

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.](#)



The graph shows this property's current and potential energy efficiency.



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55 Chandley Wharf, Warwick, CV34 5AT

Guide Price £215,000 Leasehold



- Rare larger Dorchester design
- Fitted kitchen
- Two genuine double bedrooms
- Larger than average living room
- Juliet balcony
- Large bathroom with shower
- Ensuite shower room
- Fitted wardrobes to both bedrooms
- Canal aspect

In our opinion, one of the largest, and most attractive first floor apartments in this development, the larger Dorchester design boasts many additional extras including single garage, canal views, shower to the main bathroom, ensuite all positioned on the first floor. Viewing essential.

Communal front door with telephone security link opens to the communal entrance hall with postboxes and staircase rising to the first floor landing with fire door opening to the Private reception hall to the apartment with telephone security link handset, wall mounted Dimplex electric panel heater, door opening to large airing cupboard with hot water cylinder, slatted wood shelving and room for storage.

LARGER THAN AVERAGE LIVING ROOM

17' 2" x 16' 8" (5.24m x 5.10m max reducing to 4.36m) attractively featuring a large set of double glazed picture windows with French door opening to Juliet balcony affording attractive canalside views. Further double glazed window, electric wall mounted panel heaters, phone point television connection point and square arch opening to the



FITTED KITCHEN

8' 6" x 8' 7" (2.60m x 2.63m) with roll edge worksurfacing extending around the room incorporating a Zanussi 4 ring electric hob and 1 1/4 bowl single drainer, stainless steel sink with mixer tap. Range of base units under incorporating the Electrolux electric oven, leaving space for a larger style fridge freezer, under counter space and plumbing for washing machine and further space for appliance. Range of eyelevel wall cupboards including cooker hood, tiled splashback areas, down lighters, tiled floor, double glazed window affording views across the canal side.



BEAUTIFUL FAMILY BATHROOM

much larger than the smaller designs affording a white suite with panel bath having mixer tap and adjustable shower fitted over (this was an extra by the builders), low-level WC, wash hand basin with mixer tap, electric wall heater, tiled areas, mirror, tiled floor and down lighters.



MASTER BEDROOM

15' 1" x 8' 7" (4.61m max reducing to 3.65m x 2.63m max) with double glazed window, panel heater, television connection point, and the dimensions include a full height, mirrored, double door wardrobe with hanging rail and shelf. Door to the



ENSUITE SHOWER ROOM

with fully tiled shower cubicle having adjustable shower and screen, low-level WC, wash hand basin with mixer tap, tiled area, mirror, heated towel rail, tiled floor, down lighters, shaver point and extractor fan.



BEDROOM TWO

11' 8" x 8' 4" (3.57m x 2.56m) with electric panel heater, double glazed window, and the dimensions include a full height, double mirrored door fitted wardrobe with hanging rail and shelf.



LARGE SINGLE GARAGE

17' 3" x 8' 8" (5.26m x 2.66m max) with up and over door.

AGENTS NOTES

The property is leasehold with 134 years left to run. Service charge £113.89 per calendar month. Ground rent £200 per annum. All mains services are connected except gas. Chandley Wharf has well maintained communal areas with lawned areas and borders stocked with mature shrubs.

AGENTS NOTE

Some furniture and appliances available by separate negotiation.

Agent's Notes

Council Tax Band C.

Local Authority: Warwick District Council

VALUATIONS & SURVEYS FOR PURCHASERS

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