

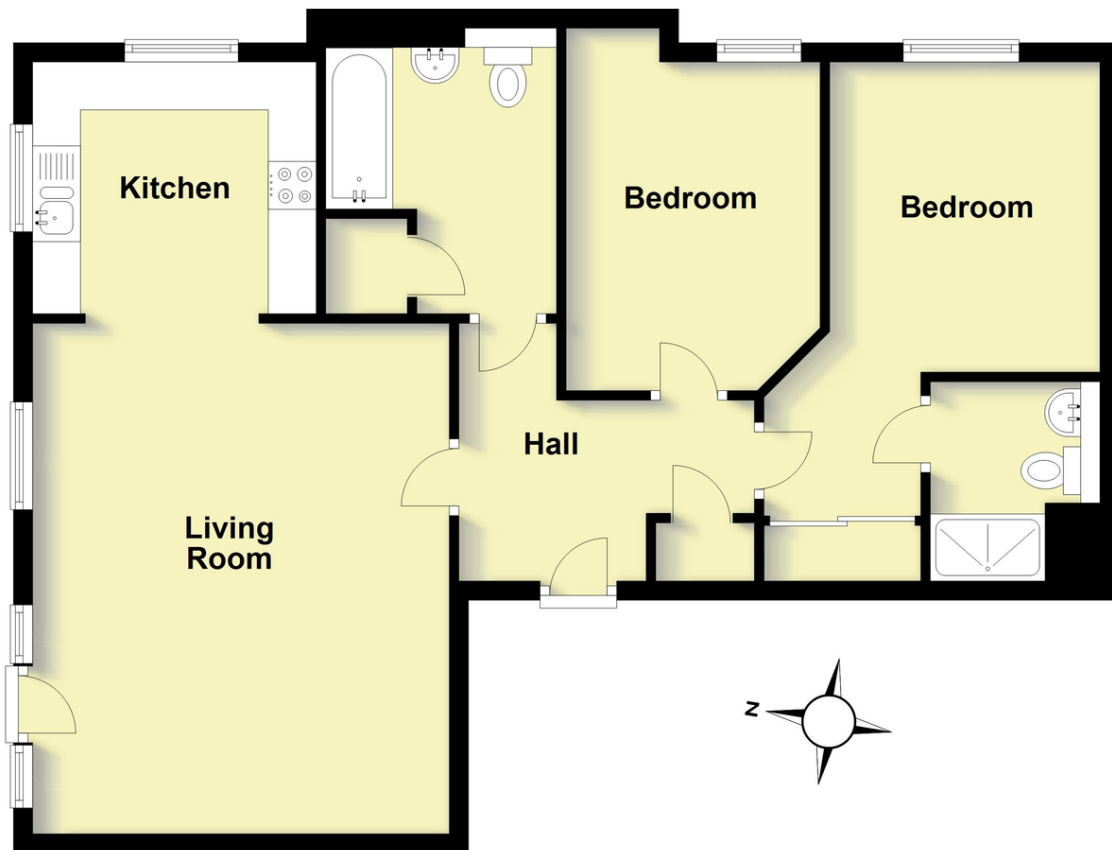


**MARGETTS**  
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

**Second Floor**

Approx. 73.1 sq. metres (786.7 sq. feet)



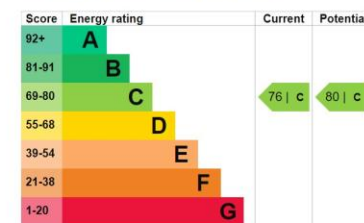
Total area: approx. 73.1 sq. metres (786.7 sq. feet)

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.](#)



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**73 Chandley Wharf, Warwick, CV34 5AT**

Guide Price £235,000 Leasehold



Amongst one of the largest apartments on the development, enjoying a rare corner aspect with views over the Grand Union Canal. This stunning apartment has two genuine double bedrooms, ensuite shower room, apartment bathroom, large living room, large kitchen and an allocated car parking space.

- Exceptional corner apartment • One of the largest layout • Dual views over Grand Union Canal • Second floor • Allocated parking • Two genuine double bedrooms • Canal views • Ensuite & huge apartment bathroom • Juliet balcony • Long Lease

Probably one of the largest apartments on the development, enjoying a rare corner aspect with views over the Grand Union Canal. This stunning apartment has two genuine double bedrooms, ensuite shower room, apartment bathroom, large living room, large kitchen and an allocated car parking space.

Communal front door with telephone security link opens into the Communal Reception Hall with staircase rising to the Second Floor Landing.

Private door opens into the



### **SPACIOUS PRIVATE RECEPTION HALL**

with electric panel heater, wood effect flooring and deep cloaks cupboard off.

### **LARGE LIVING ROOM**

17' 7" x 14' 3" (5.36m x 4.35m)

This delightful room features wood effect flooring, full height French door with double glazed side panels opening to Juliet balcony affording attractive views of the canal and beyond. Telephone point, television aerial connection point, FM points and dab point, two electric panel heaters, archway leading through to the



### **VERY IMPRESSIVE FITTED KITCHEN**

8' 7" x 10' 0" (2.62m x 3.05m)

Noticeably enjoying two dual aspect double glazed windows affording views across the Grand Union Canal and beyond. Worksurface extending around the room incorporating a four ring electric hob and one and a quarter bowl stainless steel, single drainer sink with mixer tap. Range of base units and drawers beneath incorporating Zanussi electric oven, space and plumbing for washing machine, space for a ladder style fridge freezer, eye level wall cupboards with cooker hood, and down lighters.



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#### 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.

#### NOTICE

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### MASTER BEDROOM

17' 9" x 9' 2" (5.42m max reducing to 3.23m x 2.80m ) with a three door, full height range of fitted wardrobes, electric panel heater, double glazed window, and door opening to the

### BEDROOM TWO

12' 4" x 8' 8" (3.78m max reducing to 3.45m x 2.66m) with electric panel heater and double glazed window to the side.

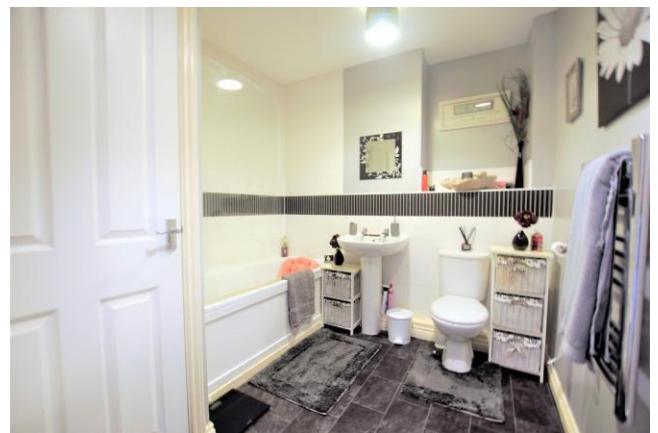


### LARGE ENSUITE SHOWER ROOM

with double shower cubicle with adjustable shower, wash handbasin and low-level WC, electric panel heater, wood effect flooring, shaver point, extractor fan and down lighters.

### LARGER THAN AVERAGE APARTMENT BATHROOM

has a white suite with panel bath and adjustable shower screen over, washing basin and low-level WC, heated towel rail, large tiled areas, door opening to the airing cupboard with slatted wood shelf and insulated hot water cylinder.



### PARKING

The property has an allocated off-road parking space labelled number 58.

**AGENTS NOTES**

We understand the property is leasehold with 150 year lease starting on the 1st of June, 2006.

We understand the service charge to be approximately £111 per calendar month and we believe the ground rent is £200 per annum. (Awaiting confirmation of these details.)

Chandley Wharf has communal grounds including lawned areas that are well maintained.

All main services are connected except gas.

Council Tax Band C.

Local Authority - Warwick District Council.