



Connells

The Marish
Warwick



Property Description

This desirable property offers a spacious dual aspect lounge with dining area, a well-equipped kitchen featuring an integrated oven and hob, a modern family bathroom, and two double bedrooms, including a primary suite with its own ensuite. Additionally, there is the convenience of an allocated parking space.

The Marish is ideally located for easy access to local shops and amenities, Warwick racecourse, golf course and parks for nice walks nearby. The location is also ideal for good schooling, Aylesford School and Newburgh Primary School are both a short 15 minute walk away.

The property is a short 5 minute drive or less than a 30 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

The property is a 7 minute drive to St Michael's Hospital and a short 9 minute drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

Entrance Hall

Laminate flooring, large store cupboard.

Lounge

20' 5" x 13' 4" (6.22m x 4.06m)

Two double glazed windows to side with shutters, carpeted flooring.

Kitchen

13' 3" x 5' 10" (4.04m x 1.78m)

Fitted with a range of wall and base units with work surface over, oven, gas hob with extractor fan, space for dishwasher, dishwasher, fridge freezer and washing machine. Store cupboard housing Worcester boiler. Tiled flooring and walls and double glazed window to side.

Bedroom One

Irregular Shaped Room 13' 4" x 10' 1" (4.06m x 3.07m)

Two double glazed windows with shutters to side, two wardrobes and carpeted flooring.

Ensuite

Shower, WC, wash hand basin, tiled flooring and part walls, extractor fan.

Bedroom Two

9' 4" x 7' 11" (2.84m x 2.41m)

Double glazed window to front with shutters, mirrored wardrobes.

Bathroom

Shower over bath, WC, wash hand basin, tiled flooring and part walls.

Outside

Parking

Allocate parking space.

Vendors Notes

Boiler serviced yearly.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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14 High Street
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EPC Rating: C Council Tax
Band: C

Service Charge:
1400.00

Ground Rent:
200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107169

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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