

BRITTAINE LANE, WARWICK CV34 6DX



A MODERN GROUND FLOOR APARTMENT IN A POPULAR AREA BETWEEN WARWICK AND LEAMINGTON TOWN CENTERS OFFERED WITH NO UPWARD CHAIN. ALTHOUGH ALSO BEING OFFERED AS A 50% SHARE WE ARE ABLE TO MARKET AT THE FULL PRICE WHICH OPENS THE PURCHASE TO A LARGER MARKET. THIS WOULD MAKE AN IDEAL INVESTMENT PROPERTY AS WELL AS A FIRST TIME BUY.

ACCOMMODATION IN BRIEF; ENTRANCE HALL, LIVING DINING ROOM, FITTED KITCHEN, MASTER BEDROOM, SECOND BEDROOM AND BATHROOM. ONE ALLOCATED PARKING SPACE.

- Two Bed Apartment
 - Great Buy to Let
 - Bike Storage
 - Allocated Parking
 - Communal Garden
- Large Living Dining Room
 - Separate Kitchen
 - Bathroom
 - Great Location
 - EPC - B (80)

2 BEDROOMS

ASKING PRICE £200,000

A two bedroom, ground floor apartment with a large living space. Ideally situated just off the Myton Road with allocated parking. Offered with no upward chain, fully double glazed and gas central heating with a new boiler recently being fitted.

Entrance

Access to the property is via a solid beech door which leads in to the entrance hall. Oak laminate flooring, with neutral decor walls and ceiling, solid beech leading in to all rooms, secure entry phone for communal door.

Living/Dining Room 17'5" x 15'9" (5.318 x 4.807)

Continuation of the oak laminate flooring and neutral decor, double glazed windows to front elevation, 2 light points to ceiling, 2 gas central heating radiators, various electric sockets, TV point, Sky point, and phone point.

Beech door leading in to the

Kitchen 9'4" x 7'11" (2.850 x 2.432)

With cushioned flooring and neutral decor walls and ceiling, double glazed window to side elevation and light point to ceiling. The kitchen is fitted with a range of base and wall units with a beech frontage, brushed chrome handles and black granite effect work surface. Integrated, Zanussi stainless steel oven with a Zanussi four ring gas hob over and stainless steel extractor above. One and a half bowl stainless steel sink with matching drainer with chrome hot and cold mixer tap. Space for dishwasher, space for washing machine and space for full height fridge freezer. Various electric sockets and fused switches.

Master Bedroom 11'6" x 9'7" (3.526 x 2.939)

Accessed from the entrance hall and with a continuation of flooring and decor with one painted feature wall. Double glazed window to rear elevation, gas central heating radiator below, light point to ceiling, electric socket and a TV point. Beech, double fronted fitted wardrobe providing a huge amount of storage.

Bedroom Two 6'2" x 9'8" (1.895 x 2.964)

Accessed from the entrance hall and with a continuation of flooring and decor with one painted feature wall. Double glazed window to rear elevation, gas central heating radiator below, light point to ceiling and electric sockets.

Bathroom

Accessed from the entrance hall and having cushioned flooring, neutral decor walls and ceiling. Walls being tiled to full height around the bath and shower in a rough stone effect mosaic tile, the tiling carries on around to half height the toilet and sink. Light point to ceiling, gas central radiator, white sink with chrome hot and cold mixer tap, built in low level WC with chrome push plate, white bath with chrome hot and mixer tap with Triton electric shower fitted. Extractor to ceiling.

Outside

To the front of the building there is a communal garden.

One allocated parking space

Services

All mains services are believed to be connected.

Tenure

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

Orbit Group Ltd are the Freeholders

Ground rent being £12.50 per month

Service charge £107.87

Management charge £20.06 (for collection of charges)

Approximately 114 years left on the Lease

Council Tax

We understand the property to be Band C.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.

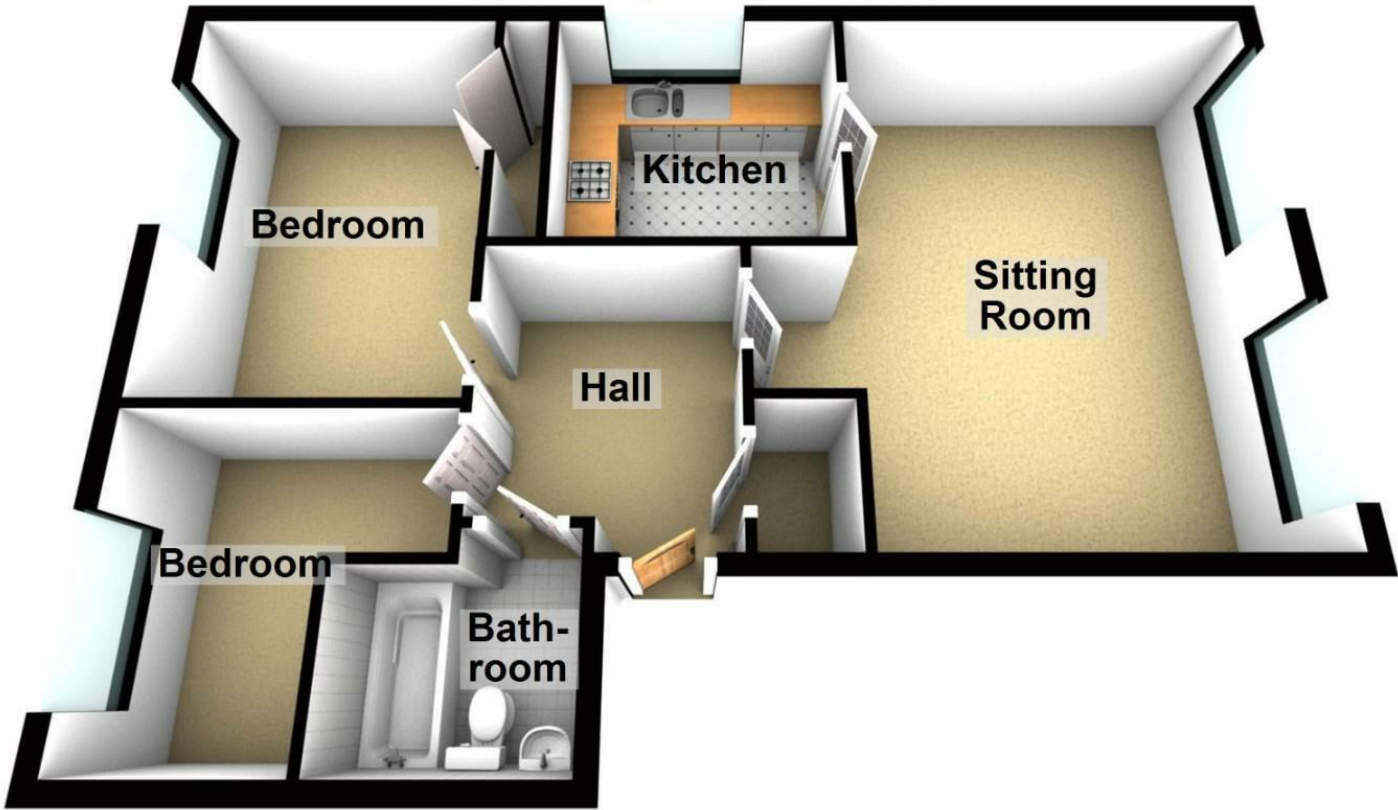






Ground Floor

Approx. 63.5 sq. metres (683.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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