

WHARF STREET, WARWICK, CV34 5LB


Lucia
Mumm
Hotpoint







Property Description

*** A MODERN FIRST FLOOR APARTMENT WITH APPROX 995YEARS ON THE LEASE ***

Perfectly positioned on Wharf Street, this well-presented first-floor apartment offers an appealing combination of modern living with a convenient Warwick location. The town centre, Warwick Hospital and Warwick railway station all within easy reach, this property is being offered with no onward chain.

Inside, the apartment has been designed around contemporary, low-maintenance living. The open-plan living room and kitchen create a bright space, with the modern prussian blue fitted kitchen providing a smart but practical backdrop to the main living area. The modern bathroom is finished with attractive grey tiling, white sanitary ware and a full length bath with shower over.
The double bedroom provides a comfortable private retreat. The property has an intercom entry system adding a further element of convenience and security.

Wharf Street places you close to the heart of historic Warwick, with its independent shops, cafés, restaurants and everyday amenities readily accessible. Warwick Hospital is nearby, while Warwick railway station provides an excellent option for those who need to travel further afield.

For a first-time buyer, this could provide an excellent opportunity to secure a home in a highly sought-after town without the maintenance demands associated with a larger property. Equally, its size, location and ease of management make it worthy of consideration by investors looking for a Warwick property.

The apartment is offered for sale with no onward chain, making it an appealing proposition for buyers looking for a straightforward move. With the reassurance of a very long lease (approx 995years) together with a Share of Freehold, this is a modern, well-presented apartment in a superb Warwick location ideal for those looking for a first home, a convenient town-centre base or a property with investment potential.









Key Features

- First Floor Modern Apartment
- Approx 995 Years Remaining
- Open Plan Living Room / Kitchen
- Modern fitted bathroom with grey tiles
- Double Bedroom
- Intercom Entry System
- Integrated Fridge Freezer
- Walking Distance to Warwick Hospital & Railway Station
- Excellent First Purchase or Investment

Local Authority – Warwick

Council Tax – Band A

Tenure – Leasehold

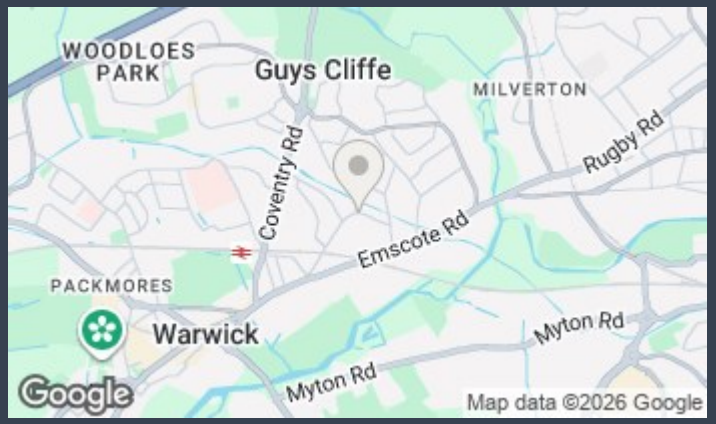
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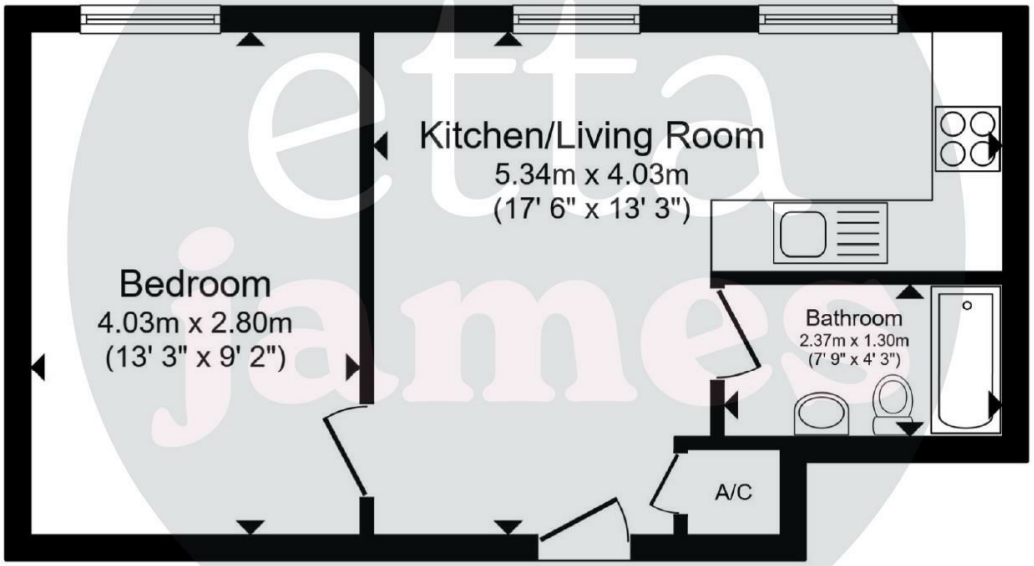
Additional Information

Service Charge
We understand the Service Charge to be £1,121.42/per annum. This is for information purposes only and buyers are advised to get this verified by a solicitor during the conveyancing process

Length of Lease
We are informed by the seller that there are in excess of 990years remaining on the lease. The property is being sold with a 'Share of Freehold' which is joint owned with 11 other apartments.

Ground Rent
We are advised by the seller that the ground rent is a 'peppercorn rent'.







To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.