



St. Johns Court | Warwick | CV34 4NJ

Guide price £170,000



KINGSWAY
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Key features

- No Chain
- First Floor - Two Double Bedrooms
- Single Garage
- EPC Rating: C

Description

Kingsway Estate Agents are proud to present this two double-bedroom first-floor apartment, ideally located in the highly sought-after area of Warwick.

You are welcomed with a bright and spacious entrance hall that sets the tone for the rest of the property.

The accommodation briefly comprises a well-proportioned living room that flows seamlessly into a modern, fully fitted kitchen. There will be a stylish family bathroom featuring a shower over the bath that is currently being renovated, a generous double bedroom, and a further double bedroom—perfect for guests, a home office, or nursery.

Additional benefits include a garage to the rear of the property, along with access to a well-kept communal garden area, ideal for outdoor relaxation.

This superb apartment offers both comfort and convenience, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property boasts an unrivalled location, with St. Nicks Park, modern leisure facilities, and a gym all nearby. Warwick train station offers convenient access to Birmingham and London, while the historic Warwick town centre is just a short walk away. The property also benefits from excellent local nurseries and schools, making it ideal for young families.

The property is LEASEHOLD. There are 77 years remaining on the lease. SERVICE CHARGE: Currently approximately £1,797.64 per annum. GROUND RENT: Peppercorn.

NO ONWARD CHAIN!

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: C



Living Room

15'2" x 12'5"

Kitchen

10'4" x 8'4"

Bedroom One

12'11" x 10'11"

Bedroom Two

8'11" x 8'7"

Bathroom

5'10" x 5'6"







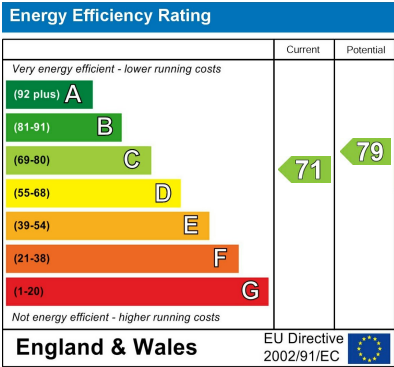
Floor plans



First Floor

Total Floor Area Approx 57.2 sq. metres (616.2 sq. feet)

 **KINGSWAY** The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale
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