



Boswell Grove | Warwick | CV34 5UR

Guide price £150,000



KINGSWAY
— ESTATE AGENTS —

Key features

- Spacious Ground Floor Apartment
- Two Generous Double Bedrooms
- Sought After Location Of Woodloes, Warwick
- Gas Central Heating
- EPC Rating: C

Description

Kingsway Estate Agents are delighted to present this exceptionally spacious two-bedroom ground floor apartment, ideally located in the heart of Woodloes, Warwick.

Upon entering, you are welcomed by a generous entrance hall featuring a larger-than-average storage cupboard, providing excellent practicality. This leads through to a bright and airy living room, offering pleasant views and a seamless connection to the well-appointed kitchen, complete with a convenient breakfast bar.

The property benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.

Accommodation further comprises a particularly spacious primary bedroom, a second well-proportioned double bedroom, and a large family bathroom.

Externally, the property includes a private storage shed and ample parking for residents and visitors.

Woodloes is a highly sought-after area of Warwick, known for its strong community feel. The location offers excellent access to local amenities, public transport links, and the M40, and is within walking distance of Warwick town centre. The nearby Warwickshire Golf & Country Club adds further lifestyle appeal.

Years left on Lease: 86

Service Charge & Ground Rent: £300 Per Month

We anticipate high demand for this property so early viewing is highly recommended.

EPC Rating: C



Living Room
11'10" x 17'4"

Kitchen
8'4" x 11'3"

Bedroom One
9'8" x 13'9"

Bedroom Two
9'1" x 12'9"









**Total Floor Area Approx.
72 sq. metres (775 sq. feet)**



The floor plan is for illustration purposes only and may not be a representative of the property and is not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



01926 760024

info@kingswayestateagents.co.uk

kingswayestateagents.co.uk