



St. Johns Court | Warwick | CV34 4NL

Guide price £175,000



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Key features

- Walking Distance To St Nicholas Park & Town Centre & Train Station
- Available Parking & Private Garage
- New Carpets Throughout
- Balcony To the Rear
- EPC Rating: C

Description

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

This beautifully maintained home briefly comprises a well-proportioned living room featuring a balcony overlooking the green communal area, modern fully fitted kitchen, family bathroom featuring a shower over the bath and a generous double bedroom complete with fitted wardrobes

Additional benefits include a garage and parking available to the front of the property, along with access to well-maintained communal gardens. The Train Station, St Nicholas Park & Warwick town centre are also within walking distance.

This is a Leasehold property with 167 years remaining on the lease.

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

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

15'3" x 11'5"

Kitchen

9'0" x 6'7"

Bedroom

12'0" x 10'5"

Family Bathroom

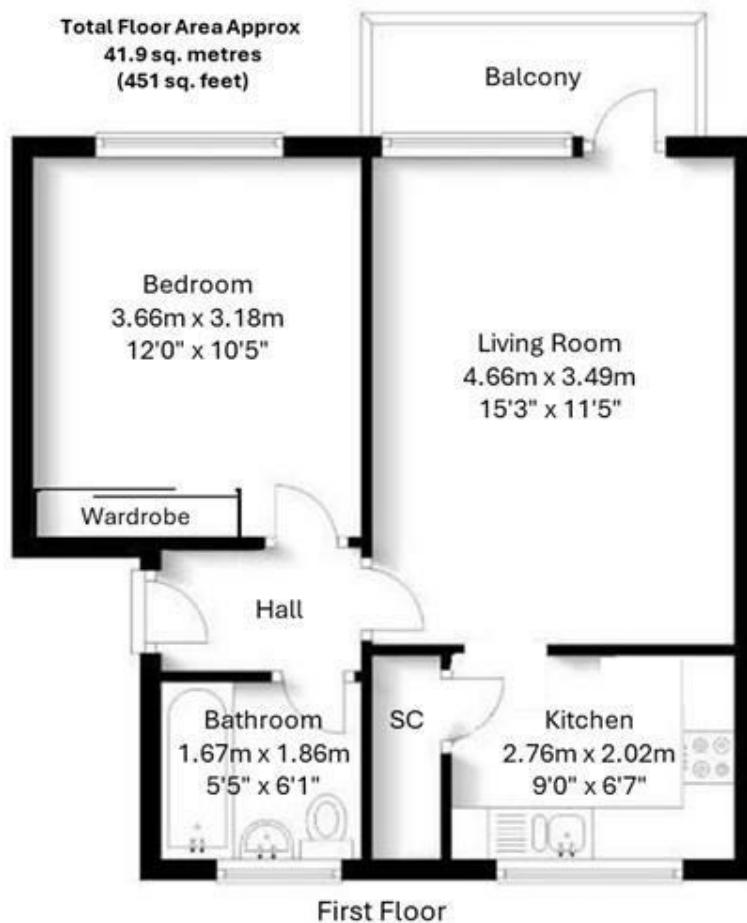
5'5" x 6'1"







Floor plans



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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
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	



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