



St. Johns Court | Warwick | CV34 4NL

Guide price £195,000



KINGSWAY
ESTATE AGENTS

Key features

- Ground Floor Apartment
- Parking & Garage
- Walking Distance To St Nicholas Park & Town Centre
- No Chain
- EPC Rating: E

Description

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

This beautifully maintained home welcomes you 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 is a stylish family bathroom featuring a shower over the bath, a generous double bedroom, and a further large single bedroom—perfect for guests, a home office, or nursery.

Additional benefits include a garage and parking 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.

This property is also available to purchase without the garage at the guide price of £185,000.

The property is LEASEHOLD. Currently on a recently extended lease of about 167 years. **SERVICE CHARGE:** Currently approximately £1,934.04 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: E



Living Room

15'2" x 12'4"

Kitchen

8'3" x 10'5"

Bedroom One

12'11" x 10'9"

Bedroom Two

8'7" x 8'9"

Bathroom

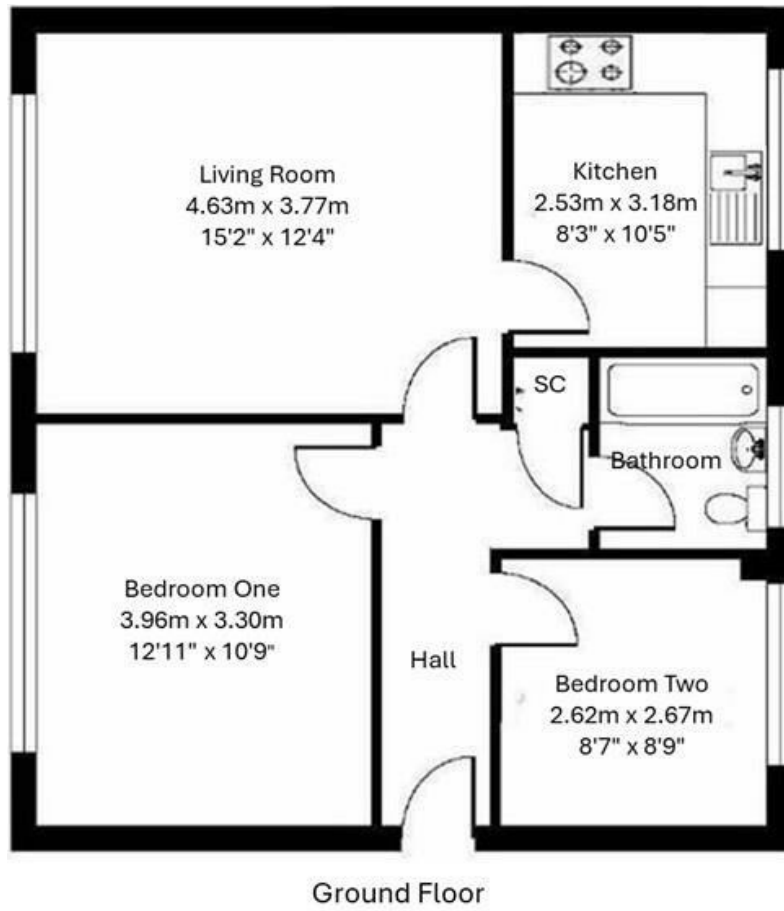
5'5" x 5'9"







Floor plans



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		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



01926 760024

info@kingswayestateagents.co.uk

kingswayestateagents.co.uk