



St. Johns Court | Warwick | CV34 4NJ

Guide price £170,000



KINGSWAY
ESTATE AGENTS

Key features

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

Description

Kingsway Estate Agents are delighted to present this well-appointed two double-bedroom first-floor apartment, ideally situated in the highly desirable area of Warwick.

Upon entering, you are greeted by a bright and spacious entrance hall, creating an immediate sense of space and warmth. The accommodation comprises a generously sized living room, seamlessly connected to a modern, fully fitted kitchen, perfect for both everyday living and entertaining.

The property further benefits from a recently refurbished family bathroom, complete with a shower over the bath, along with two well-proportioned double bedrooms. The second bedroom offers versatile use, ideal as a guest room, home office, or nursery.

Externally, the apartment includes a garage to the rear and access to a well-maintained communal garden, providing a pleasant outdoor space to relax and unwind.

This attractive home combines comfort with convenience, making it an excellent choice for first-time buyers, downsizers, or investors.

Perfectly positioned, the property is within close proximity to St. Nicholas Park, a range of leisure facilities, and a gym. Warwick train station offers excellent transport links to Birmingham and London, while the historic town centre is just a short stroll away. The area is also well-served by reputable schools and nurseries, adding to its appeal for families.

The property is leasehold, with approximately 76 years remaining. The current service charge is around £1,797.64 per annum, with a peppercorn ground rent. The vendor is open to extending the lease for the new owner, with the revised asking price of £190,000.

Offered with no onward chain.

Early viewing is highly recommended, as strong interest is anticipated.

EPC Rating: C



Living Room

15'2" x 12'5"

Kitchen

10'4" x 8'4"

Bedroom One

12'11" x 10'11"

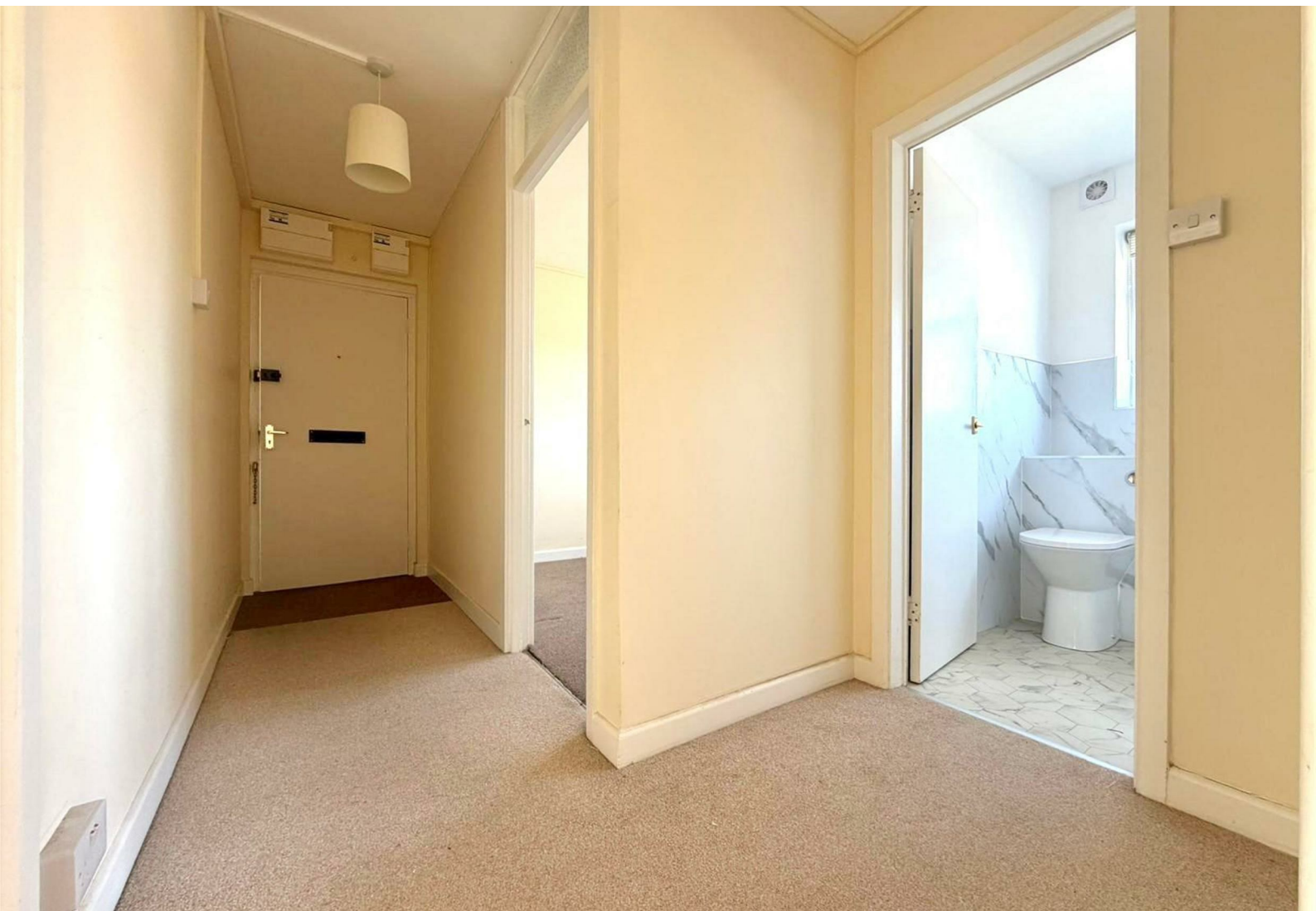
Bedroom Two

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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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