



## Two bed apartment

18 Cape Court, Chandley  
Wharf  
Warwick  
CV34 5AU

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £182,500



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\*\*\*Nice canal walks\*\*\* Built by Laing Homes, this beautiful apartment on the second floor benefits from the larger design, and has two double bedrooms, apartment bathroom and ensuite and allocated car parking space. It has been completely redecorated to a high standard and both bedrooms have brand new fitted carpets.

### Communal front door

with telephone intercom system opens into the communal entrance hall with a postbox and staircase rising to the second floor landing.

### Private entrance hall

to the apartment with telephone security link, laminate flooring, range of coat hooks and door to large walk-in airing cupboard with slatted wood shelf and insulated hot water cylinder.

### Lounge dining room

17'2" max x 16'7" max reducing to 14'4"

with laminate flooring, two electric panel heaters, TV aerial point, double glazed French doors with Juliet balcony, further double glazed window and square arch leads through to the

### Fitted kitchen

with roll edge work surfacing extending around the room incorporating a one and a quarter bowl single drainer, stainless steel sink unit with mix tap and a four ring electric hob, base units beneath with electric cooker and space and plumbing for washing machine, dishwasher and tall larder style fridge freezer. Good range of eye level wall cupboards, cooker hood, double window, tiled splash back areas, downlights and tiled floor.

### Bedroom one

15'1" max down to 12'10" x 8'7" inc. wards

with electric panel heater, double glazed window, TV point, double mirrored door fitted wardrobe, and door through to the

### Ensuite shower room

with fully tiled double shower cubicle, wash handbasin, low-level WC, tiled floor, large tiled areas to the walls, electric panel heater, extractor fan and large fitted mirror.

### Bedroom two

with electric panel heater, double glaze window and the measurements include a double door mirrored fitted wardrobe.

### Apartment bathroom

has a white suite with panel bath having tap secured shower over, wash hand basin, low-level WC, large tiled areas, tiled floor, downlights, extractor fan and large fitted mirror.

### Outside.

The property has an allocated car parking space.

The development sits alongside the Grand Union Canal and enjoys well maintained communal gardens with shrubs and established trees.

### General Information

Property is leasehold with 150 years from 1st June, 2006.

Ground rent is currently £200 per annum.

Service charge is currently £1,758.15 per annum.







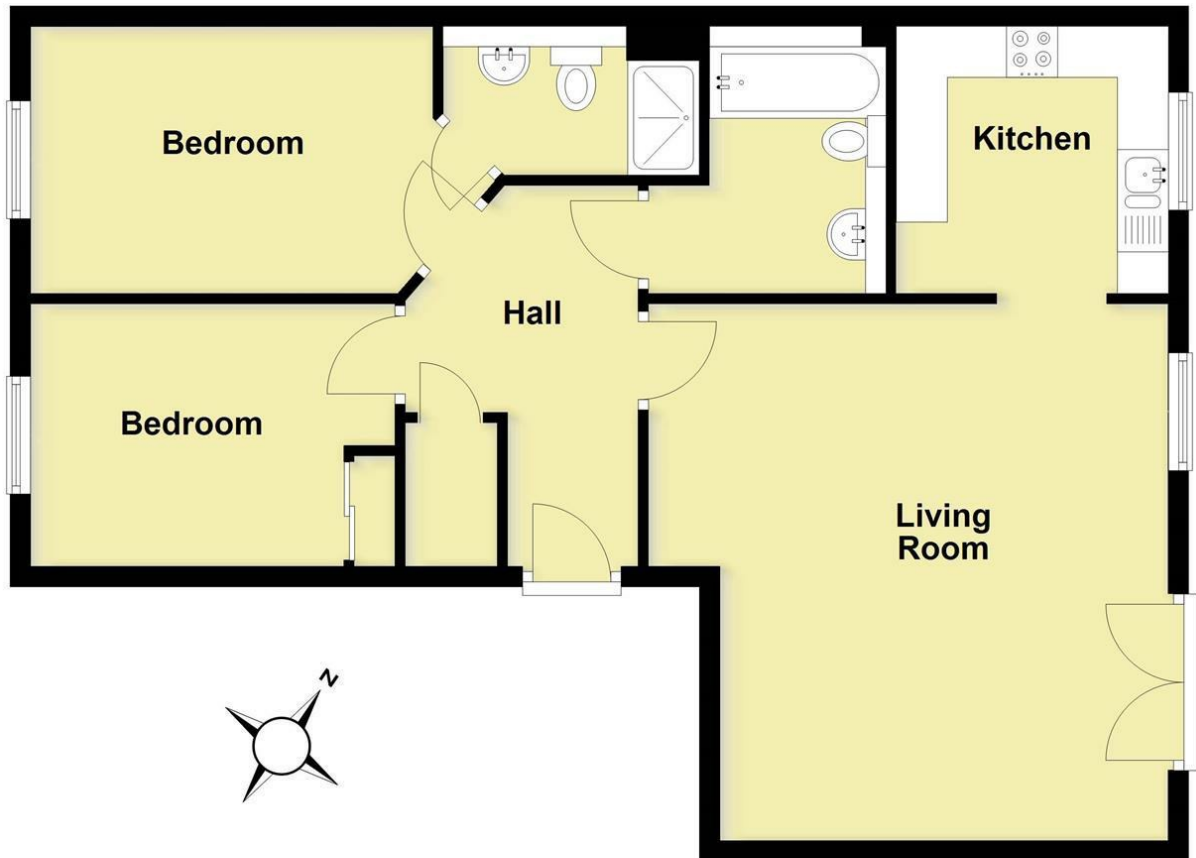


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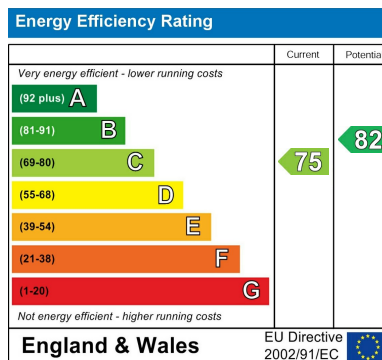
## Second Floor

Approx. 70.4 sq. metres (758.1 sq. feet)



Total area: approx. 70.4 sq. metres (758.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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