



## Two bed apartment

33 Turberville Place  
Warwick  
CV34 4JZ

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £187,000



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Price Guide £187,000

A well presented ground floor, two bedroom, purpose-built apartment of the larger design with ensuite shower room, enjoying allocated car parking space, vehicle gated entry and easy access to Warwick town centre, Warwick Racecourse, Sainsbury's etc.

Communal front door with communal entry phone system opens into the communal reception hall.

#### GROUND FLOOR RECEPTION HALL

with entry phone, hive control, radiator, and deep storage cupboard with shelving.

#### DELIGHTFUL LOUNGE/DINING ROOM

18'4" x 12'0"

with twin double glazed windows, radiator, television aerial connection point, sky point, and square arch through to the

#### FITTED KITCHEN

8'9" x 6'9"

with dark roll edge work surfacing incorporating a four ring gas hob and one and a quarter bowl single drainer sink unit with mixer tap, base unit beneath and range of eye level wall cupboards including cooker hood. Space and plumbing for washing machine and space suitable for a large style fridge freezer. Boiler cupboard housing the gas fired combo central heating boiler.

#### BEDROOM ONE

13'10" max reducing to 10'5" x 10'4"

with radiator and double glazed window.

#### REFURBISHED ENSUITE SHOWER ROOM

with corner shower cubicle, adjustable shower, wash hand basin with drawer beneath, vanity unit and mixer tap, low level WC, tiled splashback areas and heated towel rail.

#### BEDROOM TWO

14'0" max x 5'10" max reducing to 3'2"

currently used as a dressing room but ideal as a study or second single bedroom with double glazed window and radiator.

#### OUTSIDE

The property enjoys communal grounds and gardens.



## PARKING

We understand there is an allocated car parking space for the property and the development enjoys gated entry and gated exit.

## GENERAL INFORMATION

The seller informs us that the property has direct full fibre broadband connected should you desire. (Terms and conditions will apply from your supplier).

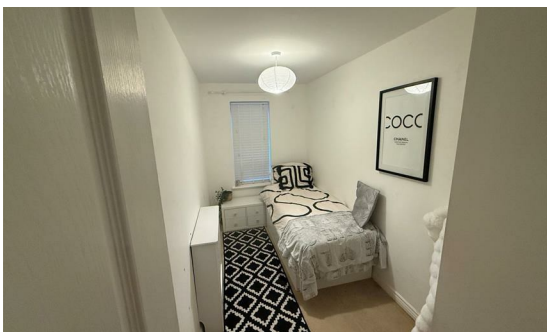
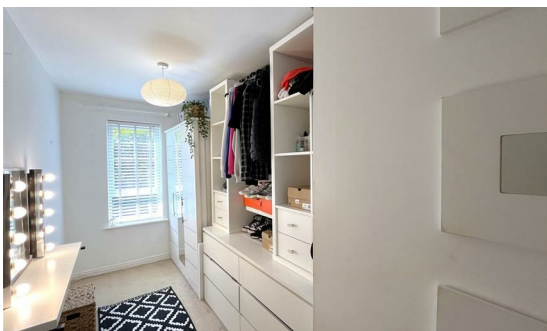
The property has access to Sky connection. (Again terms of conditions from sky will apply).

The property is leasehold with approximately 130 years left to run. The lease is from the 25th July, 2005 for 150 years less one day.

Should you just purchase the 50% Share at £93,500 then we understand from the sellers the 50% rental is currently charged at £277.27 per calendar month subject to annual review.

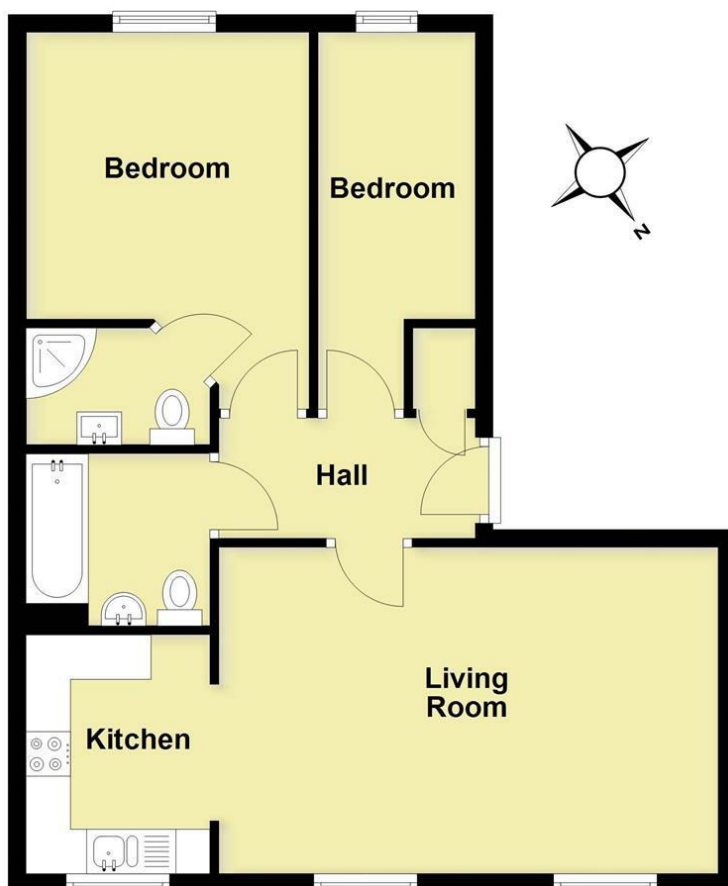
The current service charge is £137.47 subject to an annual review. We are awaiting the cost of the ground rent.

The property is a shared ownership option and we understand it is available at 50% option and there is 100% option. The current leaseholder holds 50%, so, should you wish to purchase the 100%, the extra 50% would need to be "staircased" at the same time as the purchase.



## Ground Floor

Approx. 57.5 sq. metres (619.0 sq. feet)



Total area: approx. 57.5 sq. metres (619.0 sq. feet)

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

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

### CONTACT

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