



Two bedroom, ground floor apartment

58 Church Street
Barford
Warwick
CV35 8EW


MARGETTS
ESTABLISHED 1806

Price Guide £275,000

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An exciting opportunity to acquire a ground floor period apartment set amidst delightful gardens with its own allocated private patio, two genuine double bedrooms, delightful lounge and large dining kitchen. Nestled in the sought after village of Barford this delightful property also boasts a garage and off-road parking.

Path up to communal porch and

RECEPTION HALL

with intercom system to the apartment and communal hallways.

PRIVATE HALLWAY TO THE APARTMENT

with laminate flooring, radiator, door to the patio garden, intercom handset, and large double door cloaks/storage cupboard.

DUAL ASPECT LOUNGE

13'5" x 14'3"

with three double glazed windows to 2 two sides, radiators, ornate fire setting and television aerial point.

KITCHEN DINER

14'1" max x 12'7"

with roll edge work surfacing extending around the room with inset single drainer sink with mixer tap and four ring electric hob. Base units beneath and tall larder cupboards, one incorporating the electric integrated oven. Eyelevel wall cupboards, cooker hood, obscured double glazed window, wall mounted Worcester gas fired central heating boiler, and radiator. Central island unit with shelving and breakfast/dining bar.

BEDROOM ONE

14'0" x 12'11"

with radiators, double glazed window, picture rail and coved ceiling.

BEDROOM TWO

17'7" x 8'11"

with double windows and radiators.

REFITTED SHOWER ROOM

has a large double walk-in shower cubicle with adjustable shower, wash hand basin, low level WC, large tiled areas and heated towel rail.

OUTSIDE

Adjoining the property is a patio with decked area and timber pergola and gate leading onto the

SUPERB COMMUNAL GARDEN

mainly laid to lawn with established shrubs and trees.

Tio the back of the property there is a

SINGLE GARAGE EN BLOC

OFF-ROAD PARKING

We understand there is also an area of off-road parking.

GENERAL INFORMATION

We understand the property is leasehold with 189 year lease running from 5th April, 1974.

We understand the service charge is currently £2,100 per annum which includes communal gardening, window cleaning and insurance. Ground rent is £175.

All main services are connected.







58 Church Street, Barford, Warwick, CV35 8EW



Ground Floor

Approx. 86.4 sq. metres (930.2 sq. feet)



Total area: approx. 86.4 sq. metres (930.2 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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