



**Ground floor, two bedroom
apartment.**

**14 Cape Court Chandley
Wharf
Warwick
CV34 5AU**


MARGETTS
ESTABLISHED 1806

Price Guide £180,000

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*** NO UPWARD CHAIN *** NEAR NICE CANAL WALKS *** Built by Laing homes to the popular Portchester design, this spacious, ground floor, two bedroom, newly painted apartment enjoys ensuite shower room, spacious living room, fitted kitchen and apartment bathroom. Conveniently there is an allocated car parking space immediately outside the apartment.

Communal front door with telephone security entry system opens into the entrance hall.

Private entrance to the apartment with telephone entry system and large walk-in linen/airing cupboard with hot water cylinder and slatted wood shelf.

LOUNGE/DINING ROOM

17'3" x 16'6" reducing to 14'4"

with twin double glazed windows to the front, television aerial point, FM point, radio point, electric log effect fire and electric panel heater.

FITTED KITCHEN

8'6" x 8'7"

with roll edge work surfacing extending around the room incorporating a four ring electric hob and one and a quarter bowl, single drainer, stainless steel sink with mixer tap together with base units beneath incorporating the Electrolux electric oven. Space and plumbing for washing machine or dishwasher, range of eyelevel wall cupboards and cooker hood, double glazed window, tiled floor and downlighters.

BEDROOM ONE

15'1" max reducing to 12'9" x 8'6"

with double glazed window to the rear overlooking the car parking space, TV aerial point and the measurements include a full height double door, mirrored wardrobe.

ENSUITE SHOWER ROOM

with fully tiled shower cubicle with adjustable shower, low-level WC and wash hand basin, tiled walls and tiled floor and electric panel heater.

BEDROOM TWO

11'8" x 8'4"

with double glazed window again overlooking the car parking space.

APARTMENT BATHROOM

has a white suite with panelled bath having secured mixer shower, wash hand basin, low level WC, tiled floor, tiled areas, extractor fan, electric heater and extractor fan.

GENERAL INFORMATION

The property is leasehold with a Lease of 150 years from 1st June, 2006 (131 years remaining).

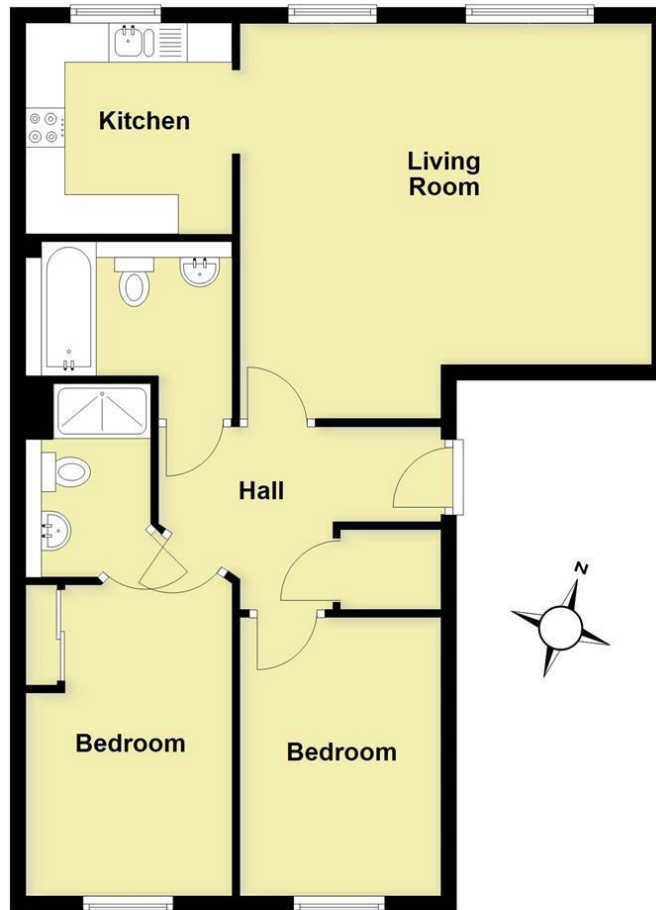
Ground rent is £200 per annum.

Service charge is £1,758 per annum.



Ground Floor

Approx. 70.7 sq. metres (761.2 sq. feet)



Total area: approx. 70.7 sq. metres (761.2 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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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