



A stylish canal side apartment +  
garage

45 Chandley Wharf  
Warwick  
CV34 5AT



MARGETTS  
ESTABLISHED 1806

Guide Price £185,000

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Set within a peaceful and highly sought-after canal-side setting, this beautifully presented two-bedroom, second floor apartment offers modern living just a short walk from Warwick's historic town centre. Overlooking the Grand Union Canal, the property enjoys a tranquil outlook while remaining conveniently positioned for local amenities, transport links, and leisure facilities.

The accommodation is thoughtfully arranged, featuring a spacious open-plan living and dining area filled with natural light, with doors opening onto a Juliet balcony that perfectly frames the water views. A contemporary fitted kitchen with integrated appliances complements the living space, while two generous double bedrooms and a stylish bathroom complete the home. Further benefits include a private garage, long lease, and the significant advantage of no onward chain, making this an ideal purchase for first-time buyers, professionals, or investors.

### ENTRANCE HALL

with security telephone entry system, wall mounted thermostatic control panel, radiator, smoke alarm, ceiling light, and doors to all rooms.

### LIVING ROOM

16'2" max x 17'3" max

with uPVC double glazed door onto Juliet balcony overlooking the canal and with views beyond, further rear aspect double glazed uPVC window, two electric heaters, two ceiling lights and archway to kitchen.

### KITCHEN

11'1" x 6'4"

with a range of fitted high gloss eye and base level units with stone effect roll edge work surfacing, one and a half stainless steel sink with drainer and mixer tap and tiled splashback, integrated electric oven with four ring electric hob and extractor, space for washing machine and fridge freezer, power points, spot lights and vinyl flooring.

### BATHROOM

9'2" max x 6'6" max

Three-piece suite comprising of low-level W.C, bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, extractor fan, cupboard housing consumer unit and water tank, part tiled walls and spot lights.

### MASTER BEDROOM

14'5" x 8'4"

This double bedroom has double glazed front aspect window, electric heater, ceiling light, and power points.

### BEDROOM TWO

10'9" x 8'5"

This double bedroom has double glazed front aspect window, electric heater, power points and ceiling light.

### GARAGE

17'0" x 8'10"

A full sized garage is situated on the ground floor of the block and is accessed via an up and over door.

### TENURE - LEASEHOLD

The lease is understood to have 133 years remaining.

Service Charge: £1,905.36 per annum.

Ground Rent: £200 per annum.

### OUTSIDE

The property benefits from well-maintained communal areas, and a pleasant canal-side setting.

### LOCATION

Ideally located within walking distance of Warwick town centre, offering shops, restaurants, and amenities.

Excellent transport links including:

- Warwick & Warwick Parkway train stations
- M40, A46, and A425 road networks
- Easy reach of Leamington Spa and Stratford-upon-Avon







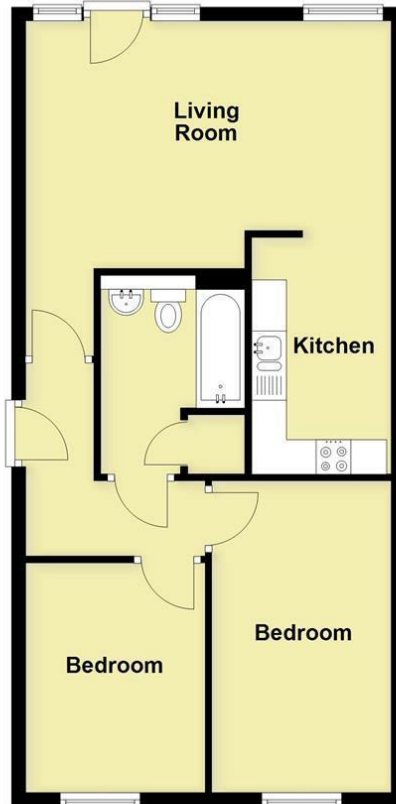
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### Second Floor

Approx. 58.7 sq. metres (631.6 sq. feet)



Total area: approx. 58.7 sq. metres (631.6 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### CONTACT

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