



Roomy, one bed maisonette

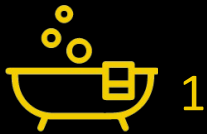
1 Leycester Court
Leycester Place
Warwick
CV34 4BY



MARGETTS
ESTABLISHED 1806

Price Guide £160,000

1 Leicester Court
Leicester Place
Warwick
CV34 4BY



Price Guide £160,000

A rare catch indeed!
Superbly located right in the heart of the County town, enjoying all the historic landmark buildings nearby, this roomy, one bedroom, ground floor maisonette enjoys off-road parking and courtyard views. The property does require updating and refurbishment but is offered at a sensible price with no upward chain.

Covered porch with double glazed front door opens into the

ENTRANCE HALL

with wood shelving, and insulated hot water cylinder. Storage cupboard housing the Potterton gas boiler (this has not been tested and we do not know if it is in working condition).

LIVING ROOM

13'9" x 11'4"

with double glazed front window and double panel radiator and door to the

KITCHEN

11'8" x 6'3"

with two Georgian style double glazed windows, radiator and plumbing for washing machine.

BEDROOM ONE

12'10" x 9'10" excl wardrobes

with window overlooking the High Street, single radiator, dimensions exclude range of wardrobes with cupboards above to full height.

BATHROOM

with coloured suite with panelled bath, low level WC, wash hand basin, shower fitted over the bath, single panel radiator, and double glazed obscured window.

OUTSIDE

BIN STORE

Access to a communal dustbin store.

COMMUNAL GROUNDS AND PARKING

There are communal grounds with one allocated parking space - see title plan.

We believe the property is leasehold but are awaiting details of the ground rent, service charge and years remaining on the Lease.

AGENTS NOTES

Please note we have not tested any of fixtures, boiler or plumbing for washing machine etc and no survey has been conducted or guarantee offered that they are in working condition. Buyers need to conduct their own survey and take professional advice on these matters.

LEASE DETAILS

The Lease is for 999 years from 1st January, 1978.

Ground rent is £20 per annum due on 1st January each year.

Insurance rent?

Service charge?

Please see Lease for restrictive covenants, stipulations and conditions.





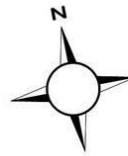
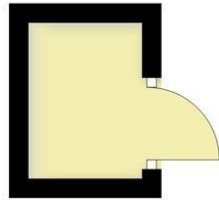


1 Leicester Court, Leicester Place, Warwick, CV34 4BY



Ground Floor

Approx. 45.0 sq. metres (484.3 sq. feet)
(excluding unnamed room)



Total area: approx. 45.0 sq. metres (484.3 sq. feet)

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

The total area does not include the shared bin store

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	72
(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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