







Attractive two bedroom apartment

55 Chandley Wharf
Warwick
CV34 5AT

MARGETTS
ESTABLISHED 1806

Price Guide £215,000

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***** VERY RARE **** Why? this is WITH a GARAGE *** LARGE floor plan and DESIGN *** 1st floor best for CANAL VIEWS *** ENSUITE *** NO UPWARD CHAIN *** MANY BUILDER FITTED EXTRA OPTIONS *** One of the larger and most attractive first floor apartments in this development, the larger Porchester design boasts many additional extras including SINGLE GARAGE, canal views, shower to the main bathroom too, and ensuite. Viewing essential.**

Communal front door with telephone security link opens to the communal entrance hall with postboxes and staircase rising to the first floor landing with fire door opening to the

PRIVATE RECEPTION HALL

to the apartment with telephone security link handset, wall mounted Dimplex electric panel heater, door opening to large airing cupboard with hot water cylinder, slatted wood shelving and room for storage.

LARGER THAN AVERAGE LIVING ROOM

17'1" x 16'7" max reducing to 14'3"
attractively featuring a large set of double glazed picture windows with French door opening to Juliet balcony affording attractive canalside views. Further double glazed window, electric wall mounted panel heaters, phone point, television connection point and square arch opening to the

FITTED KITCHEN

8'6" x 8'7"
with roll edge work surfacing extending around the room incorporating a Zanussi 4 ring electric hob and 1 1/4 bowl single drainer, stainless steel sink with mixer tap. Range of base units under incorporating the Electrolux electric oven, leaving space for a larder style fridge freezer, under counter space and plumbing for washing machine and further space for appliance. Range of eyelevel wall cupboards including cooker hood, tiled splashback areas, down lighters, tiled floor, double glazed window affording views across the canal side.

BEAUTIFUL FAMILY BATHROOM

larger than the smaller designs affording a white suite with panel bath having mixer tap and adjustable shower fitted over (this was an extra by the builders), low-level WC, wash hand basin with mixer tap, electric wall heater, tiled areas, fitted mirror, tiled floor and down lighters.

MASTER BEDROOM

15'1" max reducing to 11'7" x 8'7" max
with double glazed window, electric panel heater, television connection point, and the dimensions include a full height, mirrored, double door wardrobe with hanging rail and shelf. Door to the







ENSUITE SHOWER ROOM

with fully tiled shower cubicle having adjustable shower and screen, low-level WC, wash hand basin with mixer tap, tiled areas, fitted mirror, heated towel rail, tiled floor, down lighters, shaver point and extractor fan.

BEDROOM TWO

11'8" x 8'4"
with electric panel heater, double glazed window, and the dimensions include a full height, double mirrored door fitted wardrobe with hanging rail and shelf.

LARGE SINGLE GARAGE

17'3" x 8'8" max
with up and over door.

OUTSIDE

Chandley Wharf has well maintained communal areas with lawned areas and borders stocked with mature shrubs.



AGENTS NOTES AND INFORMATION

The property is leasehold with a lease from 1st June, 2006 with 130 years remaining.
Annual service charge £1,900 per annum. Trinity Estates are the managing agent.
Ground rent currently £200 per annum.
Covenants and lease conditions apply - please ask for a copy of the Lease.
We understand the Ground Rent is due for review, in 2027.







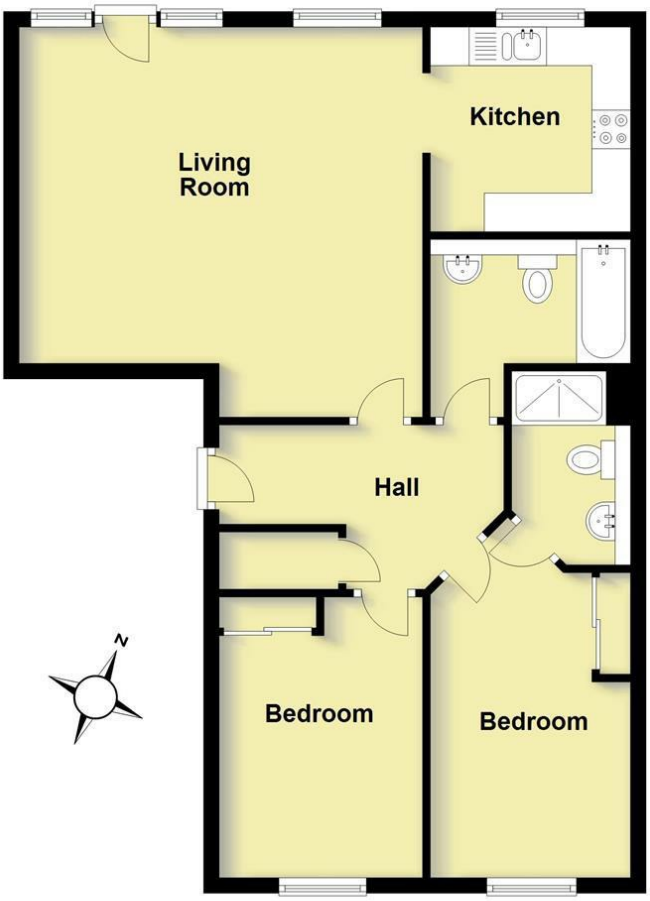


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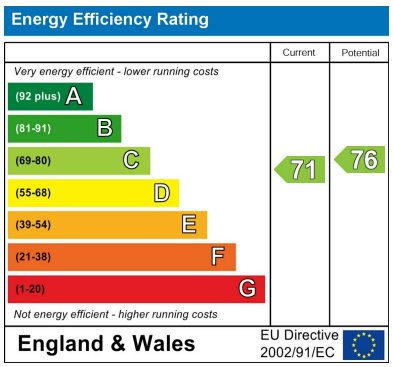
First Floor

Approx. 69.6 sq. metres (749.4 sq. feet)



Total area: approx. 69.6 sq. metres (749.4 sq. feet)

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



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