



## Ground floor, one bedroom maisonette

104 Deansway  
Woodloes Park  
Warwick  
CV34 5DQ



**MARGETTS**  
ESTABLISHED 1806

Price Guide £149,950

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Step inside this well presented, ground floor maisonette and enjoy a thoughtfully designed layout.

#### ENTRANCE PORCH

Welcoming space with access to the lounge/sitting room – With double glazed door, carpet and access to boiler.

#### OPEN LIVING ROOM AND KITCHEN

14'1" max x 10'9" max

with large, double-glazed window to front providing natural light, two radiators, carpet, and storage cupboard. This room is perfect for relaxing or entertaining.

#### DOUBLE BEDROOM

18'4" max x 9'10" max inc. wardrobes

This spacious double bedroom provides plenty of storage space within the fitted wardrobes, two double-glazed windows to the back, radiator, carpet and has a double-glazed door giving access to the rear garden.

#### KITCHEN

This room is practical and functional being fitted with base and wall units, work surfaces, single stainless-steel sink with mixer tap, fridge/freezer, integrated washing machine, dishwasher, electric oven, hob and microwave oven with vinyl flooring.

#### BATHROOM

Includes a bath with mixer tap, extractor fan, tiled flooring, electric shower over, wash hand basin with storage cabinet, and WC.

#### SHARED GARDEN

Mainly laid to paving concrete and lawn.

#### GENERAL INFORMATION

This property is Leasehold with a Lease of 110 years, of which 108 years are remaining.

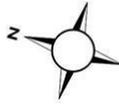
Ground Rent is £10 per annum.

Maintenance fee is currently £55 per month which covers buildings insurance, green dustbins, window cleaner and gardener for lawn mowing.

### Price Guide £149,950

Excellent opportunity for first time buyers, investors or downsizers. This ground floor, one bedroom maisonette offers a spacious living area, bedroom, bathroom and shared gardens. The property is situated in a quiet residential area on Woodloes Park and benefits from nearby shops, and schools and has excellent access to the major road networks, A46, M40 and Warwick Parkway Station.





### Ground Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



Total area: approx. 46.0 sq. metres (495.1 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>			
(69-80) <b>C</b>		77	80
(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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