



**1 Bed
Maisonette**

**6 Cowper Close
Woodloes Park
Warwick
CV34 5YR**


MARGETTS
ESTABLISHED 1806

Price Guide £150,000

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Replacement front door opens into entrance vestibule with staircase rising to the first floor landing, door opens into the hallway with access to the roof space.

LIVING ROOM

15'0" x 8'11"

with radiator and large double glazed window looking over the rear of the property and central green. Opening through to the

FITTED KITCHEN

11'9" max x 6'0"

with roll edge work surfacing incorporating a single drainer sink with mixer tap and an electric ring hob. Base units beneath leaving space for undercounter refrigerator, washing machine, and slimline dishwasher, two double door eyelevel wall cupboards and cooker hood, radiator, double glazed window, and door opening to storage cupboard with slatted wood shelf.

BEDROOM ONE

12'3" x 9'2"

with double glazed window, radiator and door opening to an overhead storage cupboard housing the Worcester gas central heating boiler.

BATHROOM

has a white suite with panel bath having a MIRA shower over, wash hand basin and low level WC.

OUTSIDE

There is a lawned garden.

PARKING

We understand there is a car park at the rear of the property operated on a first come, first served basis.

GENERAL INFORMATION

We understand all main services are connected.

The property is Leasehold on a long lease of 189 years from 25 December 1975, 140 year lease remaining.

No ground rent.

No service charge.

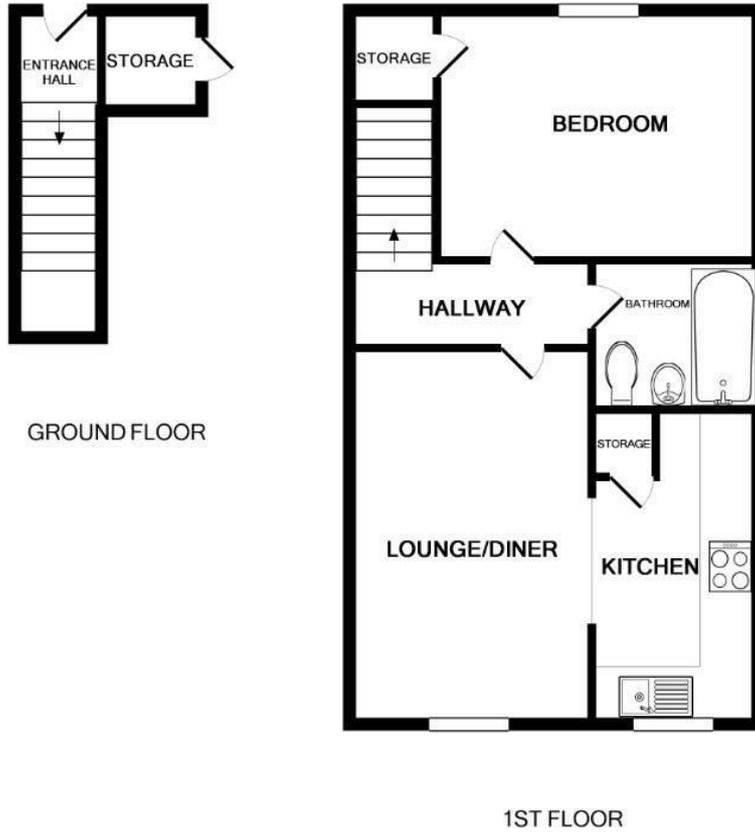
Maintenance paid by each owner if and when needed.

Each owner pays their own building insurance.

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Exciting opportunity to acquire a first floor maisonette on an extended lease providing one bedroom accommodation. Ideal for a first time buyer or rental, in a convenient location.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

CONTACT

12 High Street
 Warwick
 Warwickshire
 CV34 4AP

E: lettings@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

