



One bed studio apartment

75 Spring Pool
Warwick
CV34 4UP


MARGETTS
ESTABLISHED 1806

Price Guide £112,500

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**** UNDER OFFER **** A refurbished, first floor studio apartment with long extended lease. The property is well presented and conveniently located near Warwick town centre and the train station and enjoys an allocated car parking space. Viewing highly recommended. **NO UPWARD CHAIN.**

Communal front door opens into the communal entrance hall with staircase rising to the first floor landing.

PRIVATE RECEPTION HALL

with double door cloaks cupboard. double glazed window, loft access, and Creda electric heater.

STUDIO ROOM

16'7" into bay red' to 14'7" x 9'3"

with double glazed windows both to the front and rear, Creda electric heater, and archway through to the

BEAUTIFULLY REFITTED KITCHEN

8'11" x 5'10" max'

with work surfacing extending around the room, having single drainer sink with mixer tap and base units beneath. Recess for electric cooker. Under counter space and plumbing for washing machine, and refrigerator. Eyelevel wall cupboards, double glazed window and large double glazed roof light, and tiled splashback areas. Dimplex electric wall heater. Door opening to airing cupboard housing with slatted wood shelf and the insulated hot water cylinder and water meter. PLEASE NOTE THE COOKER, WASHER/DRYER AND FRIDGE/FREEZER ARE AVAILABLE UNDER SEPARATE NEGOTIATION.

REFURBISHED SHOWER ROOM

with large shower cubicle with adjustable shower, wash hand basin, low-level WC, large tiled areas, wall mounted electric heater, and extractor fan.

OUTSIDE

There are well maintained communal gardens.

PARKING

Allocated car parking space.

AGENTS NOTE

Please note the cooker, washer/dryer and fridge/freezer are available under separate negotiation.

GENERAL INFORMATION

All mains services are connected except gas.

The property is leasehold with a lease of 189 years starting on the 25th of March 1984. Ground rent is a peppercorn. Service charges are £900 per annum payable as of 25th of March 2025.

The freeholders are Mr S and Mrs Maxwell, seventh floor, – Woodhouse, 69 Old Broad St, London EC2M 1QS.

Managing agent agents are Edward H Marsden, 125–131, New Union Street, Coventry. CV1 2NT.





First Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



Total area: approx. 28.9 sq. metres (311.2 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CONTACT

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