



Stylish two bedroom apartment

23 Coach House Mews
Coventry Road
Warwick
CV34 4LD


MARGETTS
ESTABLISHED 1806

Guide Price £215,000

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A stylish and beautifully presented, spacious, two double bedroom, purpose-built apartment tucked away from the main road and forming part of only four apartments in this block. Highly desirable, first floor, two bedroom apartment with Juliette balcony and ensuite shower room. Viewing highly recommended as it is a rare instruction.

Communal front door with telephone entry system opens into the communal reception hall with staircase rising to the communal first floor landing.

Private door to the apartment opens into the

PRIVATE RECEPTION HALL

with beautiful wood effect flooring and door opening to built-in airing cupboard housing the Heatrae Megaflow hot water cylinder with slatted wood shelf.

STUNNING OPEN PLAN LIVING ROOM/KITCHEN

22'7" x 15'11" max reducing to 12'11"

This stunning open plan living room/kitchen is "L" shaped.

In the living area, there is an electric wall mounted heater, double glazed window, and double glazed French doors opening to a Juliette balcony. Satellite point, TV point, FM/DAB point and telephone point.

In the dining kitchen there is a comprehensive range of roll top work surfacing, extending around the room and incorporating a four ring electric hob, one and a quarter single drainer stainless steel sink with mixer tap and forming part of a useful dining breakfast bar. Comprehensive range of base units incorporating the full-sized dishwasher and integrated washing/dryer machine. Zanussi electric oven, range of eye-level wall cupboards including cooker filter and tall larder cupboard incorporating the fridge and freezer. Access to the roof space, downlighters and in the the kitchen area there is attractive wood effect tiled flooring.

MASTER BEDROOM

15'10" x 8'9" max reducing to 5'2"

(measurements exclude wardrobes) with two double glazed windows, electric panel heater, and three door range of fitted wardrobes.

ENSUITE SHOWER ROOM

with fully tiled shower cubicle, low level WC, wash hand basin, and extractor fan.

BEDROOM TWO

12'4" x 8'3"

with double glazed window, and built-in double door wardrobe (wardrobe excluded from measurements).

OUTSIDE - PARKING

Accessed from the Coventry Road, through the arch way an attractive communal area leads to the apartment with one allocated car parking space.

GENERAL INFORMATION

The property is Leasehold, with a Lease of 124 years dated 21/5/2004 to 31/12/2128.

Ground rent is £250 per annum (increasing to £500 in 2029) this is payable in 2 x 6 monthly instalments.

Service Charge is £1,710.73 per annum.





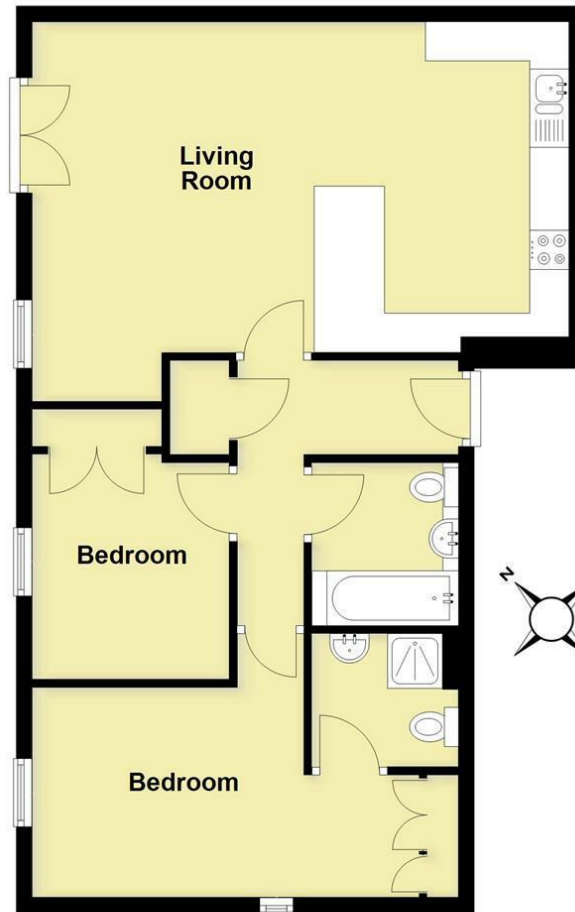


23 Coach House Mews, Coventry Road, Warwick, CV34 4LD



First Floor

Approx. 66.8 sq. metres (718.9 sq. feet)



Total area: approx. 66.8 sq. metres (718.9 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) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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