



**Rare, one bed, ground floor
apartment**

**3 Turberville Place
Warwick
CV34 4JZ**


MARGETTS
ESTABLISHED 1806

Price Guide £143,495

3 Turberville Place
Warwick
CV34 4JZ



Price Guide £143,495

*** VERY SENSIBLE PRICE *** NO UPWARD CHAIN *** GREAT "on-its-own" PARKING SPOT *** DON'T MISS THIS ONE! *** A rare one bedroom, ground floor apartment with its own allocated car parking space immediately outside the apartment. Popular gated development. Living area with kitchen Off, double bedroom & bathroom with shower. Gas central heating & double glazing. Easy to reach allocated car parking space immediately outside the apartment!

COMMUNAL CAR PARK AND ALLOCATED SPACE

Vehicle gates open into the communal car park with the space for the apartment allocated on the left-hand side immediately in front of the bedroom window.

COMMUNAL ENTRANCE HALL

with telephone security link.

PRIVATE ENTRANCE HALL

with radiator, telephone entry link and door opening to storage cupboard.

CHARMING LIVING ROOM

18'8" max reducing to 10'4" x 11'3"

with large double glazed window to the front, radiator, TV point, telephone connection point and large archway opening to the

FITTED KITCHEN AREA

7'8" max x 7'11" max

with butchers block style work surfacing extending around the room incorporating a single drainer sink and a four ring gas hob. Base units beneath with Zanussi electric oven and space and plumbing for washing machine. Space suitable for a large style fridge freezer, eye level wall cupboards with cooker hood and housing the gas fired central heating boiler.

DOUBLE BEDROOM

11'4" x 11'11"

with radiator, double glazed window and telephone connection point.

BATHROOM

enjoys a white suite with panel bath having adjustable shower over, wash hand basin, low-level WC, tiled splashback areas, obscured double glazed window and central heating radiator.

OUTSIDE - COMMUNAL AREAS

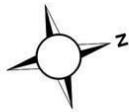
Turberville Place enjoys well maintained communal areas with bin storage areas, allocated car parking space to the apartment as previously mentioned.

GENERAL INFORMATION

The property is leasehold. Lease details are to be confirmed, awaiting. Service Charge - £1,685.50 per annum.

Ground Rent - £202.50 per annum.





Ground Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 43.3 sq. metres (466.0 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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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



MARGETTS
ESTABLISHED 1806