



Raynsford Walk, Warwick. CV34 5EY

£155,000

- Ground Floor Purpose Built Apartment
- Two Well Proportioned Bedrooms
- Generous Fitted Kitchen With Appliances
- Bathroom With Separate WC
- Newly Decorated Throughout
- Offered With No Upward Chain
- EPC Rating D - 62
- Double Glazing And Electric Heating
- Extended Lease Of 146 Years
- Warwick District Council Tax Band B

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Located on the ever popular Woodloes Park this purpose built apartment provides generous accommodation and is offered for sale with no onward chain. The lease is currently being extended and will have a remaining unexpired term of 146 years upon completion of the sale. Situated on the ground floor the accommodation is double glazed and benefits night storage heating and has accommodation that comprises a central hallway with large storage cupboard. The lounge has a fireplace and leading off is the kitchen with appliances. There are two double bedrooms and a bathroom with separate wc. Having been decorated throughout the property would make the ideal first purchase or buy to let investment. Viewing Highly recommended.



Council Tax Band: B



Secure Entrance

Glazed entrance door with security entry system leading into the communal hallway with timed lighting and access to the front door into the apartment.

Entrance Hallway

14'6" x 8'0"

With night storage heater, door entry receiver and doors leading off to

Store

6'5" x 4'7"

Power point and fitted coat hooks

Lounge

17'3" x 11'6"

With a feature fireplace with electric flame effect fire. Double glazed window overlooking the garden area and a door into the kitchen.

Fitted Kitchen

11'1" x 8'1"

Range of white base and wall units, rounded edge work surfaces with single drainer stainless steel inset sink unit and tiled splashbacks, matching breakfast bar, vinyl floor covering, fitted four plate ceramic oven and grill, fridge/freezer and an automatic washing machine. Double glazed window with venetian blinds overlooking the open front area.

Bedroom One

13'8" x 9'10"

Modern wardrobe cupboards with central double bed space, headboard, matching bedside cabinets, bridging cupboards, electric night storage heater and a double glazed window.

Bedroom Two

12'7" x 8'11"

Electric night storage heater and a double glazed window to the fore.

Bathroom

8'3" x 5'6"

Shell white suite, panelled bath with electric shower over, shower rail and curtain, pedestal wash hand basin, extractor fan, wood laminate flooring, built-in airing cupboard with lagged copper cylinder with fitted immersion heater and airing shelving.

Cloakroom

With a white low flush wc.

Communal Parking

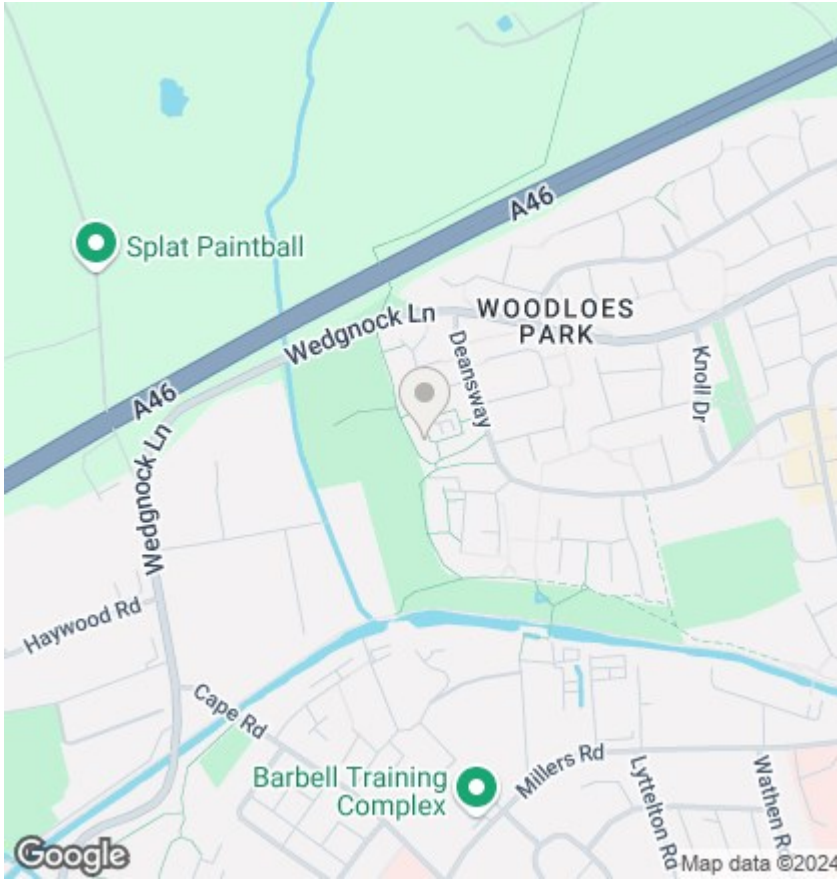
To the rear of the property is a communal parking area and a screened drying area with rotary lines.

Communal Grounds

There is a grassed communal area surrounding the apartment block.

Leasehold Information

The owner is currently in the process of extending the lease. The lease will be 189 years from 1st November 1981 leaving a remaining term of 146 years. There is a peppercorn rent and the annual management charge is in the region of £938 for 2024 - 2025



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

