



Raynsford Walk, Warwick

Offers In The Region Of £159,950

- Spacious Two Bedroom Ground Floor Apartment
- Living/Dining room
- Fitted Kitchen
- Two Double Bedrooms
- Ideal First time Buy Or Investment
- Hall With Large Storage Cupboard
- Energy Rating D - 62
- Refitted Bathroom & Separate W.C
- Electric Night Storage Heating & Modern Double Glazing
- Warwick District Council Tax Band B

Raynsford Walk, Warwick

A large two double spacious corner ground floor apartment, in situated in the heart of this much sought residential development on the edge of Warwick town Centre, close to a good junior school and local convenience shops. The accommodation comprises: Secure communal entrance, private hall with large walk-in store room, good sized living/dining room, attractive kitchen, refitted bathroom with shower, separate W.C and two good sized double bedrooms. The property, with modern double glazing throughout and electric night storage heating, would make an ideal first time but or investment property with projected rental of £850 pcm. There is communal parking available to the rear and drying area with washing lines and lawned communal garden and pathways.



Council Tax Band: B



Approach

Tarmacaden pathway leading to

Communal Hall

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

Hall

With ceiling light, electric night storage heater, smoke alarm, door to

Storage

With ceiling light, high level shelf, space for freestanding fridge freezer

Lounge

17'3" x 11'8"

With double glazed window to front, electric night storage heater, t.v. point, coving, ceiling light three wall lights, door to

Kitchen

11'3" x 8'3"

Fitted with a range of solid pine fronted base and wall units with marble effect work surfaces with single drainer stainless steel sink unit with grey base cupboard below, integrated Logik electric fan assisted oven and grill, four ring induction hob, illuminated extractor hood over, space for under counter fridge, space and plumbing for washing machine, vinyl floor, double glazed window to front and side, ceiling light, coving, ceramic tiling to splash back.

Bedroom

13'7" x 9'9"

With double glazed window to rear, ceiling light, coving, wall mounted electric storage heater.

Bedroom

9'1" x 12'8"

With double glazed window to rear, ceiling light, electric storage heater.

Bathroom

With a refitted two piece white suite with vanity wash hand basin with cupboard below and central mixer tap, panelled bath with Triton T80 electric shower, porcelain tiles to walls, LED ceiling light, opaque double glazed window to side, mirrored vanity cabinet, chrome towel holder, door to airing cupboard housing the lagged copper cylinder and economy 7 immersion heater.

Separate W.C

With a two piece white suite with low level w.c, wall mounted wash hand basin with porcelain tiled splash backs, electric chrome towel rail, coving, ceiling light, vinyl floor, opaque double glazed window to side.

Communal Parking

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

Tenure

Leasehold

Lease Start Date BETA

28 Feb 1989

Lease End Date BETA

01 Jan 2113

Lease Term BETA

125 years from 1 January 1988

Lease Term Remaining BETA

87 years

Services

All main services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

64 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

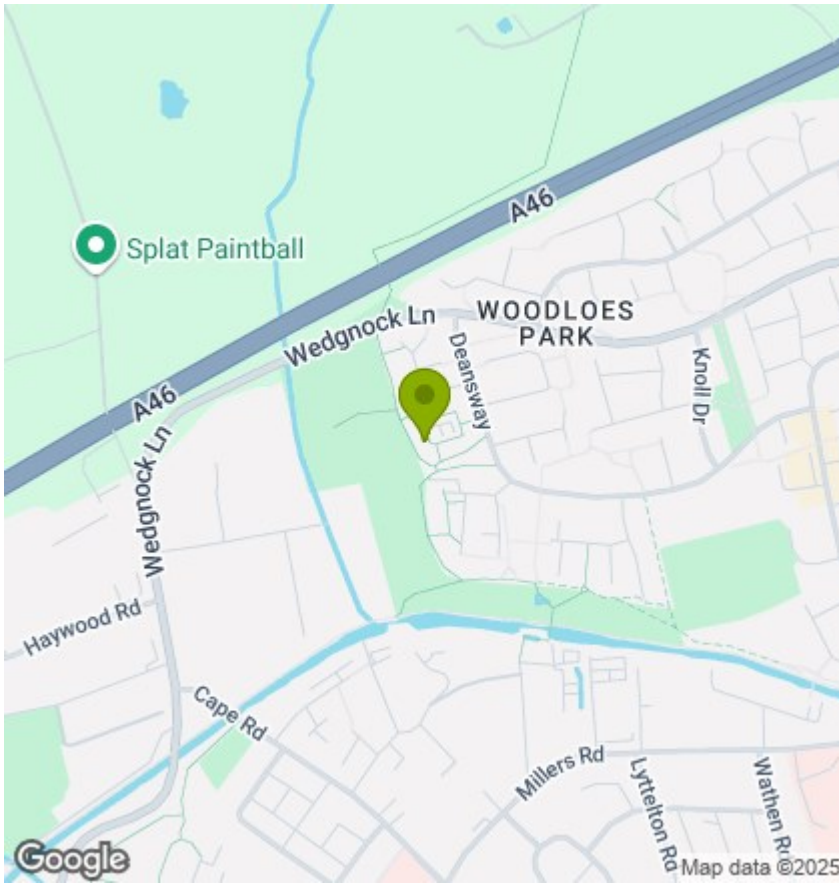
Virgin

Service Charge

The property is Leasehold. There is a yearly service charge of £876.96 payable to the management agent, Stoneware Limited, Suite C, Lancaster House, Grange Business Park, Enderby Road, Whetstone, Leicester LE8 6EP, info@stonewater.org.

Fixtures & fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

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

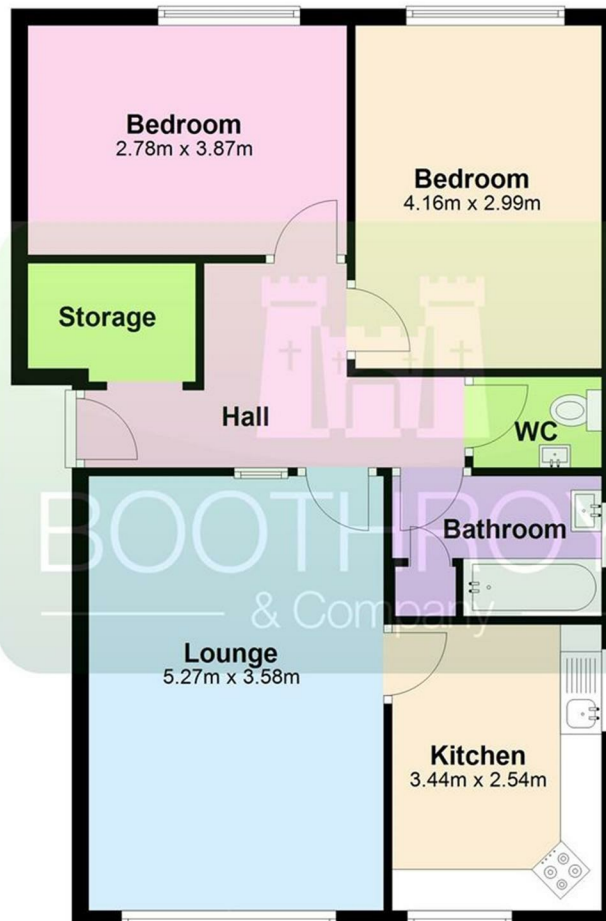
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(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	

Ground Floor

Approx. 69.8 sq. metres



Total area: approx. 69.8 sq. metres