



22 Ansell Way, Warwick, CV34 4LZ

Offers Over £160,000

charlesrose.

This immaculately presented top floor apartment is situated in this sought after and popular residential area just a stroll from Warwick town centre and all it has to offer. Set within this purpose built development on the fringe of Warwick offering comfortable and modern internal decoration and deceptively spacious accommodation for a one bedroom apartment. Secure gated parking and no onward chain offer fabulous further benefits.

LOCATION

Ansell Court is located just a short stroll from both Warwick town centre, the famous race course and the historic Warwick castle and so well placed to take advantage of all the local amenities. Located within this secure gated development sits a collection of purpose built apartments and dwellings. It is very close to both the train station of Warwick, Warwick Parkway and the major road networks including access on to the M40, both north and south bound and the A46.

connects to the living / dining space and further doors lead to the double bedroom and modern bathroom.

OUTSIDE

The apartment benefits with an allocated parking bay within the gated grounds.

GROUND FLOOR

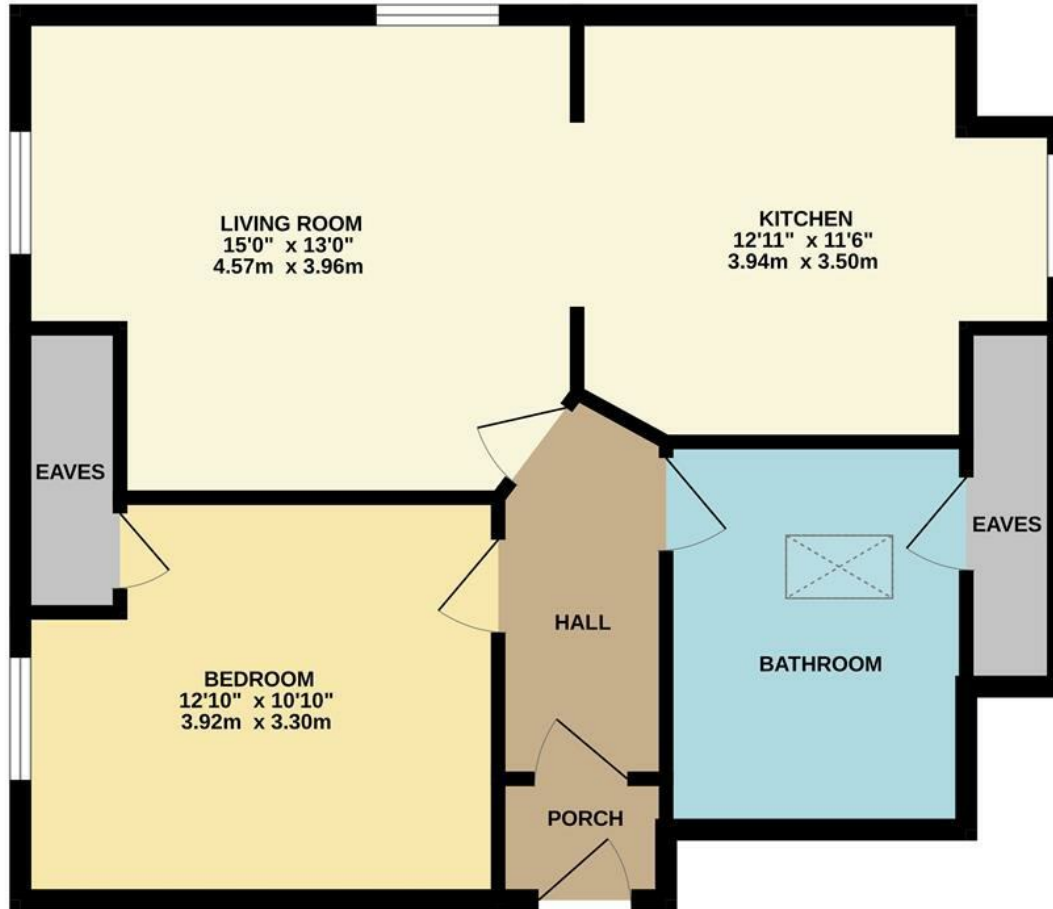
Upon entry into the block that number 22 resides you are greeted with a secure entry door. Internally the communal areas have been well maintained, clean and modern with stairs rising to the upper levels including the third floor of which you will find the main front door of the apartment as there is no lift access within the building.

THIRD FLOOR

Upon entry into the porch you enter into the charming hallway of the apartment. Being top floor you have no concerns over neighbouring noises just adding to the advantage of this immaculate apartment together with quirky roof top lines and dormer windows. There are doors leading off to the open plan reception room which has been cleverly designed to take advantage natural light with the triple aspect involved. The kitchen is well equipped and fitted with modern cabinetry and some integrated appliances. A large opening



THIRD FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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