



4 Tudor Court West Street, Warwick, CV34 6AJ

Guide Price £90,000

charlesrose.

This deceptively spacious ground floor apartment is set within this purpose built set of apartments located in the shadows of the Warwick Castle grounds. Just a short stroll from the High Street and Warwick town centre this two bedroom apartment is need of slight modern however it is solely open for cash purchasers due to the short lease attached.

LOCATION

Tudor Court is conveniently positioned within strolling distance to the town centre of Warwick in the shadows of Warwick Castle and close to St Nicholas Park. Allowing easy walking distance to all amenities together with the train station is also within walking distance to the property. Local amenities can be found in both West Street and the town centre itself offering an array of cafes, gastro pubs and boutique shops.

INTERNAL

Upon entry to the communal area, the main door to the apartment is found on the ground floor and to the left. Upon entering the apartment itself, the entrance hallway offers an array of storage with multiple cupboards giving lots of storage. The main reception room offers good proportions and a lovely dual aspect outlook over the grounds to the front and side. It is in need of updating but with new carpets and cosmetics it offers a lovely relaxing space. The kitchen overlooks the rear and has been refitted of recent. There are two bedrooms on offer; both with fitted storage cupboards and finally a

bathroom that would need updating however is spacious.

TENURE

The property will be sold with a short lease with approximately 40 years remaining of a 99 year original lease term. At current the ground rent is £15 per annum and maintenance service charges equate to £1,976 per annum.

OUTSIDE

The apartments are surrounded by well maintained grounds with lawns and mature shrubs. There is central island with tarmac driveways sweeping around and giving access to the garages on bloc. There is ample parking on offer for residents and visitors and all within strolling distance to the town. To the rear there is a lockable brick built storage shed giving even more storage.



GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

TOTAL FLOOR AREA: 631 sq.ft. (58.6 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.

