



40 Broad Street
Warwick CV34 4LT
Guide Price £179,950

40 Broad Street

Situated within easy reach of Warwick town centre, this ground floor apartment offers gas centrally heated two bedroomed accommodation and is offered for sale with the benefit of no onward chain. Also benefiting from an allocated parking space, the flat offers potential for cosmetic re-decoration and comprises of lounge, kitchen, two bedrooms and bathroom. Additionally, one of its outstanding features is its private garden which is accessible from the lounge. Overall, this is an excellent opportunity to purchase a well located ground floor apartment convenient for both Warwick and Leamington and being ideal for the first time purchaser.

LOCATION

Broad Street lies off Coten End within walking distance of all amenities in the centre of Warwick, whilst also be well placed for access to the centre of Leamington Spa. This is a highly convenient location well placed for local road links, along with commuter rail links from Warwick and Warwick Parkway. There is a useful Sainsbury's Local supermarket on Coten End, from where regular public transport services are also in operation.

The apartment benefits from private access with double glazed period style entrance door opening into:-

RECEPTION HALLWAY

With central heating radiator, laminate flooring, built-in cloaks/storage cupboard and doors to:-

LOUNGE

4.70m x 3.18m (15'5" x 10'5")
With UPVC double glazed window, central heating radiator, laminate flooring, UPVC double glazed door giving external access and door to:-

KITCHEN

2.44m x 1.78m (8'0" x 5'10")
Fitted with a range of shaker style units comprising double base cupboard with inset single drainer stainless steel sink unit, roll edged wood grain effect worktops and tiled splashbacks, coordinating double wall cabinet, inset electric hob with stainless steel filter hood over and fitted electric oven below, wall mounted gas fired boiler, tile effect floor and UPVC double glazed window.

BEDROOM ONE

3.00m x 2.95m (9'10" x 9'8")
With UPVC double glazed window and central heating radiator.

BEDROOM TWO

2.97m x 2.01m (9'9" x 6'7")
With UPVC double glazed window and central heating radiator.

BATHROOM

With partly ceramic tiled walls and three piece white suite comprising pedestal wash hand basin with mixer tap, low level WC, panelled bath with mixer tap and shower attachment, mirrored wall cabinet, obscure UPVC double glazed window and central heating radiator.

OUTSIDE

PRIVATE WALLED GARDEN

Being positioned immediately alongside the flat and accessible from the lounge and from Broad Street itself, being largely walled and paved, providing a pleasant outdoor space with timber shed.

Features

Ground Floor Apartment
Easy Access to Warwick Town Centre
Lounge
Kitchen
Two Bedrooms
Bathroom
One Allocated Parking Space
Private Walled Garden
Gas Central Heating
No Chain

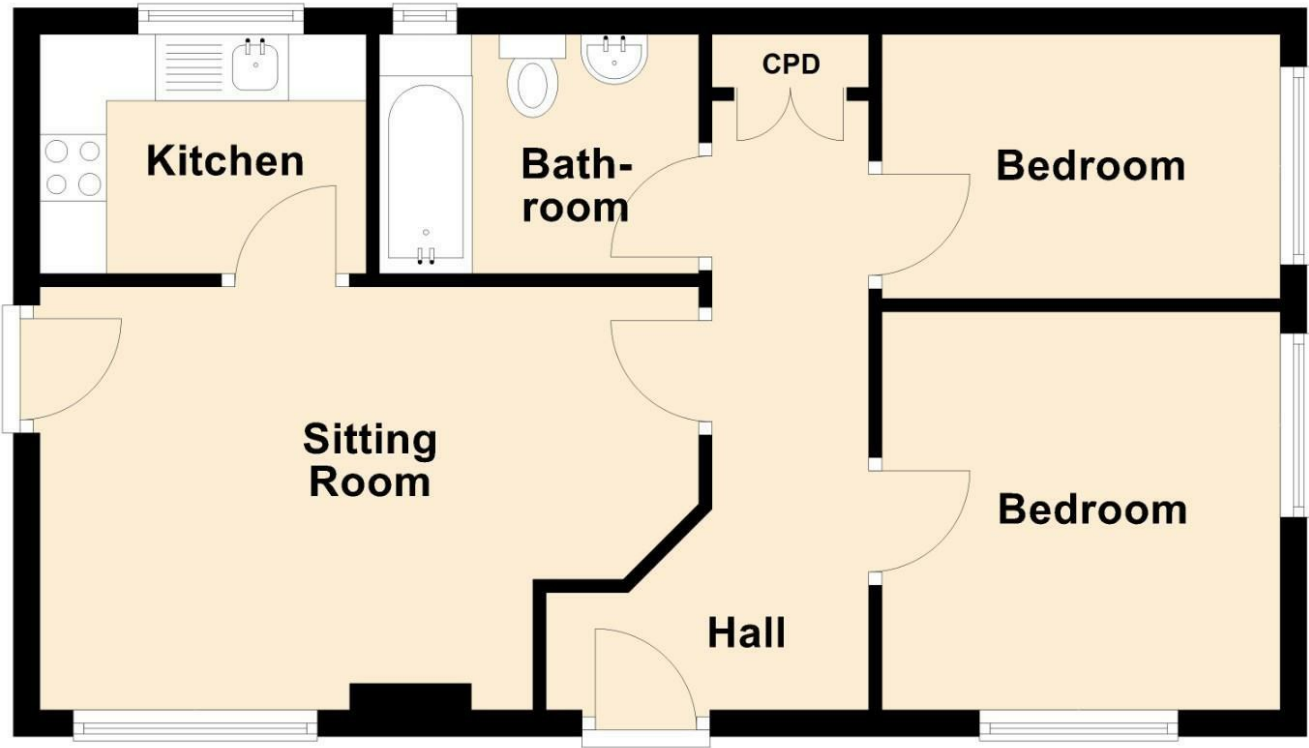




Floorplan

Ground Floor

Approx. 47.6 sq. metres (511.9 sq. feet)



Total area: approx. 47.6 sq. metres (511.9 sq. feet)

General Information

Tenure
Leasehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band B - Warwick District Council



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		