



**Flat 2, 6 Woodville Road**

Warwick **CV34 5BS**

Guide Price £162,500

# Flat 2, 6 Woodville Road

Being offered for sale with the benefit of no onward chain, whilst being conveniently situated within walking distance of Warwick railway station and town centre, this duplex flat is arranged over two storeys and offers two bedroomed accommodation. Incorporating gas fired central heating, together with UPVC double glazed windows, the flat is considered ideal for first time purchasers or as a potential residential investment property and is to be sold with the benefit of a new 999 year lease with no ground rent. The property represents an ideal opportunity to purchase a comfortable two bedroomed flat within convenient proximity of the centre of the town.

## LOCATION

Woodville Road is conveniently situated within walking distance of Warwick Hospital, Warwick railway station and the town centre which, along with its famous castle, offers a wide range of shops and independent retailers, bars, restaurants and parks. Warwick Station offers regular commuter rail links to numerous destinations including London and Birmingham, there also being excellent local road networks locally, including the A46 which links directly to the M40, as well as links to Leamington Spa, Stratford upon Avon, Kenilworth and Coventry.

## ON THE GROUND FLOOR

### COMMUNAL ENTRANCE HALLWAY

From which stairs ascend to:-

### FIRST FLOOR LEVEL

Where a private entrance door gives access to the apartment itself and:-

## RECEPTION HALLWAY

With staircase off ascending to the first floor, door to useful understairs storage cupboard, central heating radiator, entry telephone and door to:-

## LOUNGE

4.45m into bay x 3.53m (14'7" into bay x 11'7")

Having double glazed bay window, fireplace recess, central heating radiator and ceiling downlighters.

## KITCHEN

2.87m x 1.96m (9'5" x 6'5")

Having a range of fitted units in a light wood grain panelled style finish and comprising base cupboards and drawers with roll edged worktop over and tiled splashbacks, inset stainless steel sink unit, inset four burner gas hob with stainless steel splashback, stainless steel filter hood over and fitted electric oven below, coordinating wall

cabinets, wall mounted Ferroli gas fired boiler, UPVC double glazed window, central heating radiator and tiled floor.

## BEDROOM TWO

2.77m x 2.44m (9'1" x 8'0")

With UPVC double glazed window and central heating radiator.

## ON THE UPPER FLOOR

### LANDING

With Velux double glazed roof light over a storage area and doors to:-

## BEDROOM ONE

2.87m x 5.13m max (9'5" x 16'10" max)

- to farthest point of the room over the mezzanine area. With two Velux double glazed windows, central heating radiator and raised mezzanine area which is ideal for storage etc.

## Features

Duplex Flat

No Chain

Convenient Location Close to Warwick Station

Spacious Lounge

Kitchen

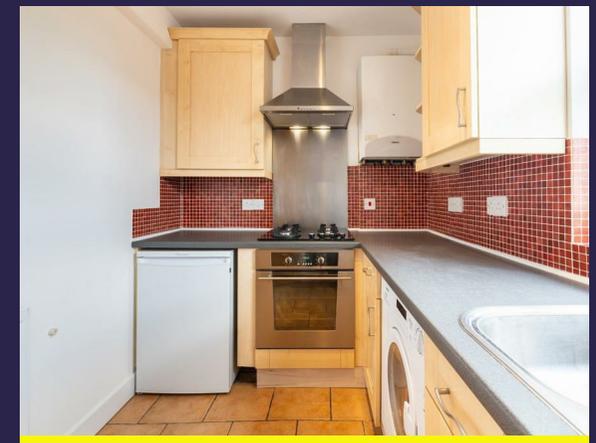
Two Bedrooms

Bathroom

Gas Central Heating

Double Glazing

Ideal First Time Buy



## BATHROOM

With largely ceramic tiled walls and three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, fitted shower unit over and folding glazed shower screen. Central heating radiator, Velux double glazed roof light and wood grain effect vinyl flooring.

## TENURE

We are advised that the property is of Leasehold tenure and is to be sold with the benefit of a new 999 year lease. There will be no ground rent payable.

## SERVICE CHARGES

The service charge is in the process of being finalised but is initially estimated at £75.85p per calendar month.

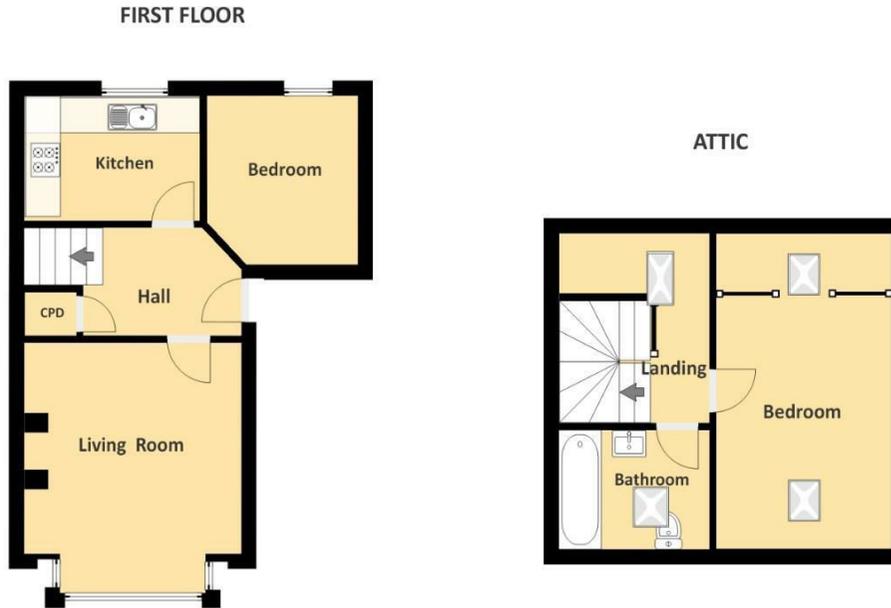
## DIRECTIONS

Postcode for sat-nav - CV34 5BS.



# Floorplan

Internal Living Area 643sq ft / 59.69m2



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### 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.

### Council Tax

Band A - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com