



Humphris Street, Warwick
CV34 5RA

Offers in excess of **£150,000**



Do you need a location that has amenities on your doorstep and can have easy access to the Train Station? This ground-floor apartment boasts well proportioned accommodation and is set back from the road so enjoys a view over the communal ground to the front and rear. The property has been well-maintained and is being offered for sale with no onward chain. Perfect for all buyers from first-time purchases, professionals, downsizers or investment purchasers.

Located within a desirable area, equidistance from Warwick and Leamington Spa Town Centres and is a convenient 1 mile of Warwick Train Station, 1.6 miles from Leamington Spa Train Station and 1.1 miles from Warwick Hospital. Local amenities include; Tesco Supermarket, hair salon, restaurant, pubs and picturesque River Avon and River Leam riverside walks.

The property is accessed via a front or rear communal entrance door, a staircase rises to all floors. This apartment is entered from the ground-floor, with a private entrance door opening into the entrance hallway. There is a storage cupboard, handy for stowing away belongings and a further large utility cupboard that houses the gas central heating boiler and has space and plumbing for a washing machine you can utilise the space as a drying area for clothes during the winter months. Doors lead off the hallway too all rooms.





The living dining room is well-proportioned having space enough to accommodate a sofa and armchairs together with a dining table or desk, for those who love to entertain this is a social layout. First thing that you notice when you enter this room is how lovely and bright the room is, benefitting with a large window to the front light cascades through all day long.

The kitchen is separate and is fitted with modern white units and a useful carousel corner cupboard with complementary worksurfaces over. The sink is located beneath the large window so you can gaze out over the rear grounds daydreaming whilst doing the dishes. There is an electric hob with oven beneath and space for a fridge freezer. The layout is such that everything is readily at your fingertips so easy to navigate whilst creating those culinary masterpieces.

Opposite from the hallway there is a spacious bedroom which is also a bright room having a large window to the front.

Finally to complete the accommodation is the bathroom being fitted with a three-piece white suite comprising; corner shower having mains shower over, vanity wash hand basin and W/C.

Outside the property there are lawned communal gardens to the front and rear and there is a drying area with clothes lines for residents to air dry washing. The property is being offered for sale with no onward chain, giving the purchaser a certain amount of peace of mind.





Council Tax band: A

EPC Rating: C

Tenure: Leasehold

Service Charge and Ground Rent combined is
£714 per annum

- Ground Floor Apartment
- Generous Living Dining Room
- Separate Modern Kitchen
- Spacious Bedroom
- Shower Room
- Communal Grounds & Drying Area
- No Chain
- Within a mile of Warwick and Leamington Spa
Train Stations
- Local Amenities

Ground Floor



This floorplan is to be used as a guide only and not be taken as fact/scale. The property may be different to actual diagram shown.

Plan produced using PlanUp.



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