

Connells

Wallace House Lammas Walk
Warwick

Wallace House Lammas Walk
Warwick CV34 4UX

for sale offers in the region of
£150,000







Property Description

A fantastic opportunity for first-time buyers or investors, this one-bedroom apartment is ideally situated within the popular Lammas Walk development, just a short distance from Warwick town centre.

This charming home boasts a bright and spacious living area, a fitted kitchen, a double bedroom and a bathroom.

Lammas Walk is ideally located for easy access to local shops and amenities, Warwick racecourse, golf course and parks for nice walks nearby. The location is also ideal for good schooling, Aylesford School and Newburgh Primary School are both a short walk away.

The property is a short walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

The property is a short 6 minute drive to St Michaels Hospital and a short 9 minute drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

Entrance Hall

Airing cupboard with rail and further storage cupboard with shelving.

Lounge

Window to rear and carpeted flooring.

Kitchen

Range of base and wall mounted units with work surface over and sink with drainer and mixer tap. Fitted appliances to include an electric oven and hob with extractor fan over. Space and plumbing for washing machine and fridge/freezer. Wood style flooring and door to rear.

Bedroom One

Window to rear and carpeted flooring.

Bathroom

Bath with shower over, vanity wash hand basin, WC and heated towel rail.

Loft Space

Access to the boarded attic space from the hallway.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







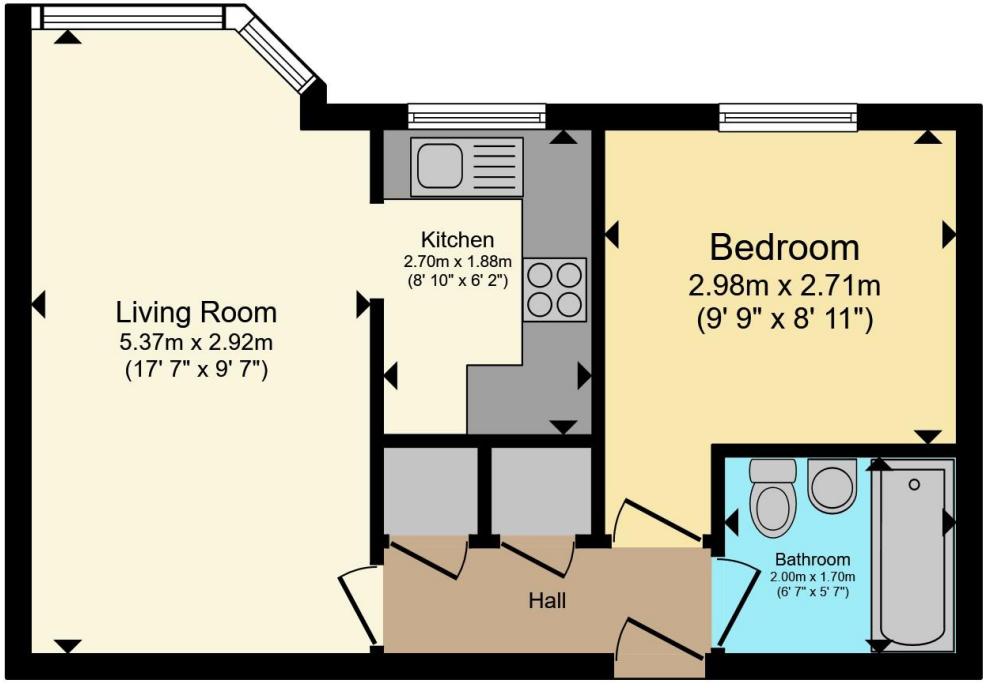












Second Floor

Total floor area 37.7 m² (405 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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14 High Street
WARWICK CV34 4AP

EPC Rating: C

Council Tax Band: B

Service Charge: 950.00

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107914

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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