



## Harmar Close, Woodloes Park, Warwick. CV34 5UT

Asking Price £129,950

- A ground Floor Purpose Built Apartment
- Requiring Extensive Refurbishment Throughout
- Partial Double Glazing
- Two Well Proportioned Bedrooms
- Warwick District Council Tax Band B
- Offered With No Onward Chain
- EPC Rating E - 48
- Night Storage Heating
- Extended Lease With Unexpired 175 Year Term

# Harmar Close, Woodloes Park

Located on Woodloes Park this well proportioned two bedroom ground floor apartment is offered with no onward chain. Requiring extensive modernisation throughout the property would become a great first purchase or buy to let investment. With security intercom access there is a hallway, large lounge and kitchen. Two well proportioned bedrooms and a four piece bathroom. The lease is extended and the purchaser will have the benefit of a remaining 175 year lease upon completion. There is unallocated parking to the front of the building and communal lawned areas.



Council Tax Band: B



## Living Room

17'3 x 11'9

Window to the fore and a night storage heater. Door into the kitchen.

## Kitchen

11'5 x 8'7

With beech effect units. The base units have a marble effect counter with an inset sink and halogen hob. Eye level oven and grill. Tiled splashbacks and windows to the front and side.

## Hallway

8'6 x 14'11

With wood panelling, laminate flooring and doors off to:

## Bedroom One

13'10 x 12'9

Window to the rear and a night storage heater.

## Bedroom Two

13'9 x 9'9

Window to the rear, night storage heater and wardrobe.

## Bathroom

9'7 x 8'7

With a close coupled wc, bath, separate shower cubicle and pedestal wash hand basin.

## Leasehold Information

We are informed that the apartment has a lease that is currently being extended to a new term of 215 years from 16th September 1984. There will be an unexpired term of 175 years. There will be a peppercorn ground rent.

The annual maintenance charge for 2024 - 2025 is £938.

## Services

Electricity, mains water, sewerage and drainage are attached. There is currently no gas supplied to the property.

### Mobile Coverage

EE

Vodafone

Three

O2

### Broadband

Basic

17 Mbps

Superfast

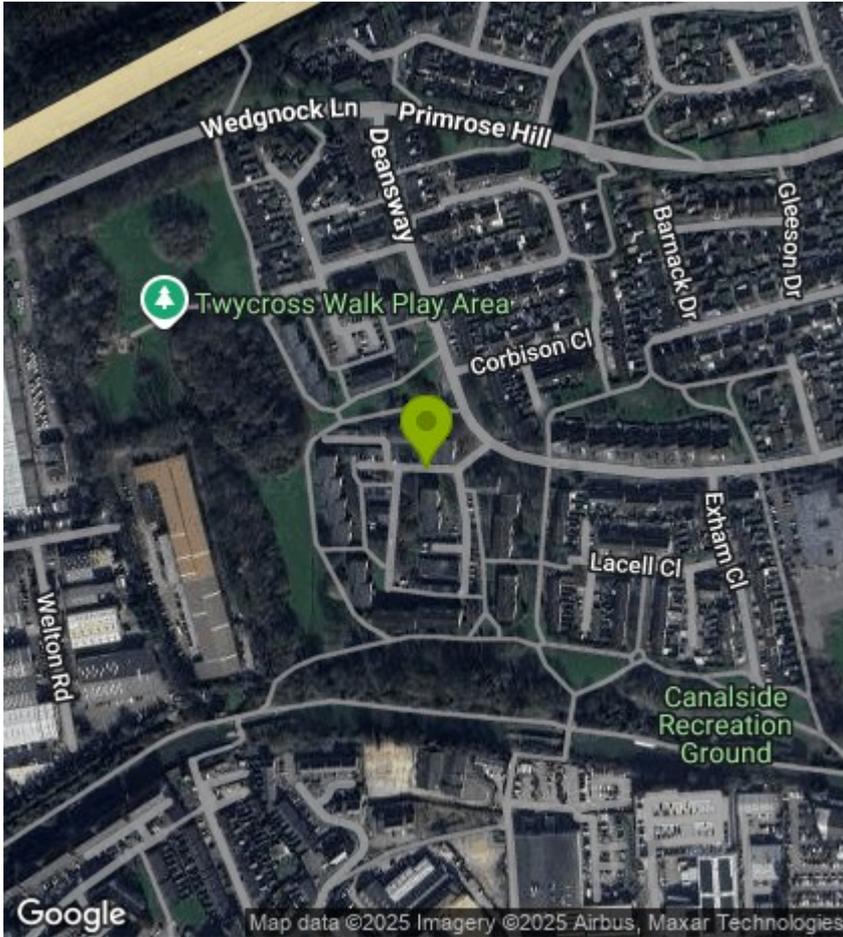
118 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin



## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

E

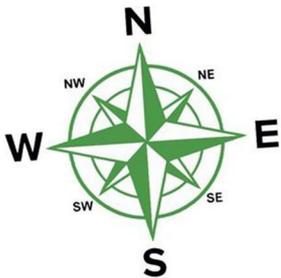
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



LOCATION  
Harmar Close

DETAILS  
Total area: 729.47 sq ft  
67.8m<sup>2</sup>



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatum accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatum is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatum.



### ▼ Ground Floor

TOTAL AREA: 729.47 sq ft • LIVING AREA: 729.47 sq ft •

