



GODFREY-PAYTON  
CHARTERED SURVEYORS



100 All Saints Road

Warwick, CV34 5NP

**Offers over £140,000**





## 100 All Saints Road

, Warwick, CV34 5NP

\*\*\*\*\*A superb investment opportunity\*\*\*\*\*

Requiring complete refurbishment and modernization situated within a purpose built block, stands this ground floor flat set amongst communal grounds which are located in a popular residential setting close to local amenities and popular transport links to the immediate area. The property requires immediate inspection to appreciate the size and layout and extent of works. The flat benefits from 'No Chain' and garaging en bloc to the rear of the development.

### Approach

Set back behind a generous sized communal lawn area with pathway leading to the main blocks. A intercom entry buzzer and glazed front door allows access to communal hall with door to one side to flat 100.

### Entrance Hall

Having intercom phone and doors leading off to:

### Living Room

Having views to the front of the block via upvc double glazed windows and door allowing access to adjacent balcony.

### Kitchenette

Requiring modernization and updating but currently offering base and wall units, roll top work surfacing with tiled splash back, serving hatch, double doors to recessed pantry and double glazed window to front elevation.

### Bedroom One

A upvc window offers views over the garage block to rear.

### Bedroom Two

Upvc double glazed window to rear elevation.

### Shower Room

Offering a range of sanitary ware which comprises a glazed shower cubicle, pedestal wash hand basin, low flush WC, wall tiling and obscure double glazed window to rear. Before entering the shower room is a potential utility area with plumbing to one side and door to airing cupboard.

### Garaging & Parking

There is communal parking to the rear of the block. We understand that the property is allocated a single garage en bloc.

### Services

We understand that mains water, electricity and drainage are connected.

### Tenure

The property is 'leasehold' and we understand the original lease was for a term of 999 years from 25th December 1961 and the annual ground rent is for £11, but we are currently awaiting verification of the annual service charge figure. Any prospective purchaser is recommended to review this information before proceeding with the purchase via their solicitors.

### Energy Performance Certificate

A copy of the EPC Certificate can be found on lien at [www.epcregister.com](http://www.epcregister.com)

### Local Authority

Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5HZ

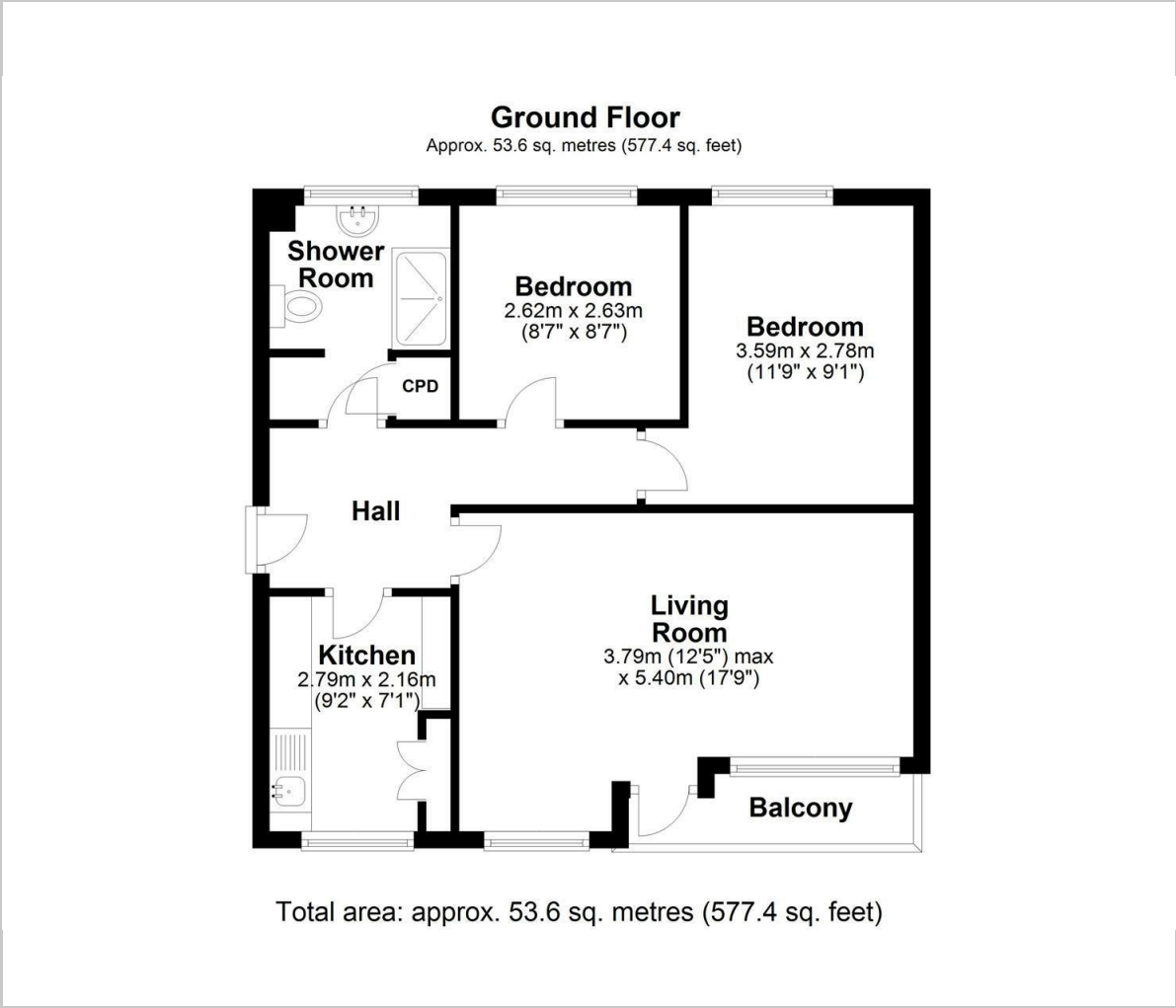
Tel: 01926 450000







Floor Plan



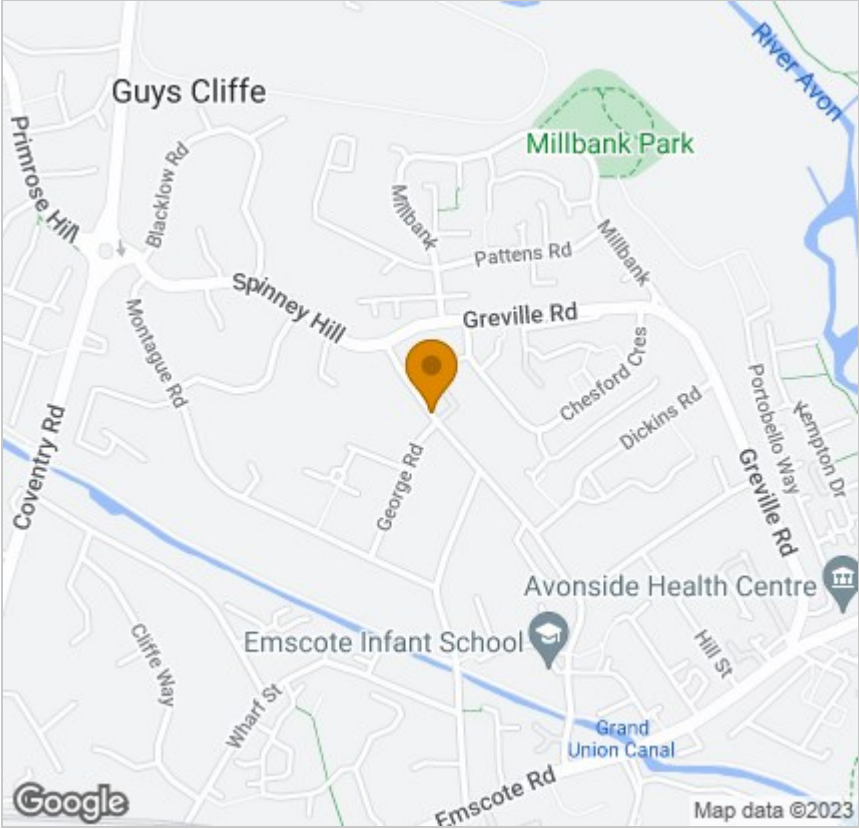
Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

