



SIR TOBY BELCH DRIVE

WARWICK, CV34 6GP

GUIDE PRICE £195,000
FREEHOLD

Set on the highly regarded Warwick Gates development, and ideally positioned within close proximity to Warwick and Royal Leamington Spa, this modern and well-presented two-bedroom first floor maisonette offers stylish accommodation in a sought-after location.

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- 2 Bedrooms • Maisonette • Allocated Parking • Well Presented • Sought After Location • Close To Amenities • Great Road Links • Perfect First Time Buy



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Property Particulars:

-Upon entering the property, you are welcomed into a spacious entrance hallway, providing access to all principal rooms within the home.

-At the heart of the home is a bright, airy and generously proportioned lounge/diner, flooded with natural light and offering the perfect space to relax in the evenings, with ample room for both separate living and dining areas.

-The kitchen sits at the centre of the property and has been newly updated, featuring a range of wall and base units, a gas hob, electric oven, and freestanding space for white goods.

-The main bedroom is a generous double room, while bedroom two is a further double, complete with a built-in storage cupboard.

-The bathroom is conveniently located near both bedrooms and features a modern suite that

complements the rest of the home. This attractive space includes a bath with shower over, a hand basin, and a w/c.

Further Property Information:

-This charming home would make an ideal first-time purchase or downsizing opportunity and further benefits from an allocated parking space, gas central heating, double glazing throughout, a generously sized fully boarded loft and a wealth of local amenities just a stone's throw away.

Important Property Information:

Tenure: Leasehold (166 years remaining)

EPC: C

Council Tax Band: B

Local Authority: Warwick District Council

Maintenance Fee: £98 per month (to include building insurance, communal areas and window frames)

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Total area: approx. 68.6 sq. metres (737.9 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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