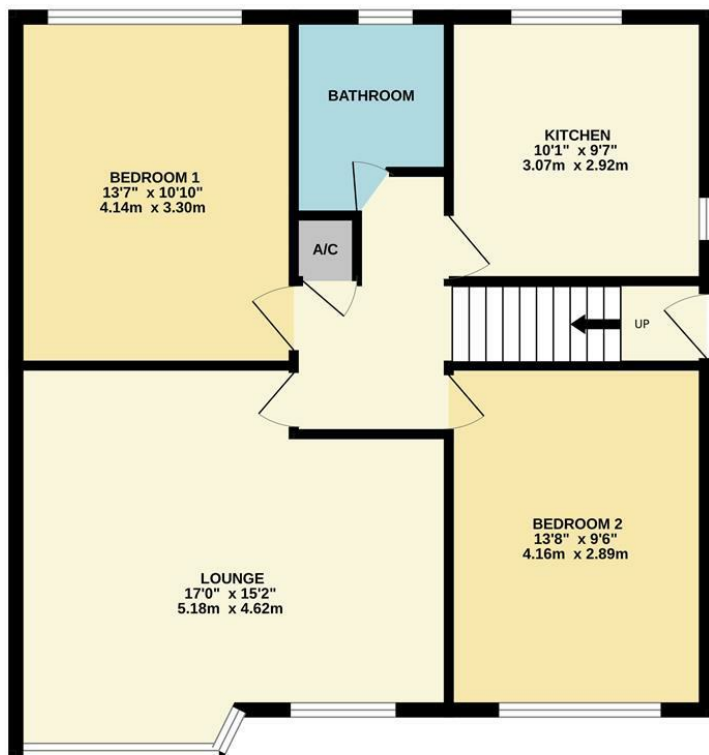


FIRST FLOOR
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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52A Shelley Avenue, Warwick
Offers Over £200,000

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A very well presented two bedroom first floor maisonette, walking distance to Warwick Town Centre. Reasonably sized at over 740square feet/68m², it comprises; entrance hall, lounge diner, kitchen, two double bedrooms and bathroom. Outside to the rear is a lawned garden, which is a real sun trap and benefits from a shed.

Superbly situated being less than a mile to Warwick town centre with its array of shops, bars and restaurants, this is an ideal property for first time buyers and investors alike.

The property is leasehold with approximately 118 year on the lease remaining. The annual ground rent and service charge combined is £150 per year.

Council tax band - B (£1,606 p/yr)
Lease - 118 years
Service charge - £150 per year

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