



Romani Close, Warwick, Warwickshire, CV34

**Asking Price: Offers Around £160,000**

A modern, one bedroom apartment, located in the heart of historic Warwick and offering living accommodation extending to approximately 550 sq ft.

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**Winkworth**



## DESCRIPTION

Situated a short walk from the historic town centre of Warwick, this one bedroom, ground floor apartment located in a sought after development offers modern, open plan living extending to approximately 550 sq ft.

Benefitting from a prime, ground floor location, the apartment is accessed through a well maintained communal entrance hall from the communal gardens and parking (the apartment benefits from an allocated parking space). Upon entering the property, a spacious entrance hall opens onto a large open plan living and dining area, with a galley-style wrap around kitchen, perfect for entertaining.

The large double bedroom is flooded with natural light from the windows facing onto the communal gardens. The central hallway provides access to a generous family bathroom and useful storage cupboard, and benefits from an internal entry phone system. The property is serviced by electric heating.

## AT A GLANCE

Council Tax: Band B

Local Authority: Warwick District Council

Broadband: Superfast Broadband Available (Checked on Ofcom Sept 24)

Mobile Coverage: Limited Coverage

Heating: Electric Heating

Listed: No

Tenure: Leasehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## LOCATION

Romani Close is perfectly situated in the historic heart of Warwick, a short walk from the shops and restaurants on Jury Street.

Warwick Parkway Train Station is a 15 minute walk and provides a direct service to London Marylebone (1 hour 25 minutes) and Birmingham (24 minutes).

The M40 is accessed via multiple junctions with easy access to London and the midlands. Birmingham International Airport is a 34 minute drive.

# Romani Close

Approximate Gross Internal Area

549 sq ft - 51 sq m



## GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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**COUNCIL TAX**- Band B

**LOCAL AUTHORITY** - Warwick District Council

**SERVICE CHARGE** - £1853.56 per annum (est)

**LEASE**- 105 Years

**GROUND RENT**- £180 per annum (est)

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