



2 Stanton Walk
Warwick **CV34 5UY**
Guide Price £160,000

2 Stanton Walk

This ground floor two-bedroom, purpose-built apartment is located on the popular residential development of Woodloes Park. It offers a spacious and well-presented living space, with the added benefit of a wooded area, providing a sense of tranquillity and a pleasant outlook.

The apartment is conveniently situated within walking distance of Warwick Hospital, Warwick Train Station (with direct links to London), and the historic Warwick town centre. The property shares communal off-road parking and a layout that includes two double bedrooms, a living/dining room, a fitted kitchen, a bathroom with a separate WC and a large storage cupboard in the hall and separate store outside.

The property is in very good condition. Call us today for more information or to book in an internal viewing.

LOCATION

The area surrounding Stanton Walk is part of the historic and charming town of Warwick, known for its rich history, picturesque surroundings and vibrant community. The CV34 postcode area offers excellent transport connections. It is well-served by Warwick railway station and is conveniently located for access to the M40 motorway and the A46 network, making it ideal for commuters. The town is also adjoined with Leamington Spa and Kenilworth.

Amenities: Warwick town centre is a short walk or drive away and is a mix of quality independent shops, fine restaurants and high street retailers. It's home to the historic Warwick Castle, St. Mary's Church and a variety of parks and green spaces like St. Nicholas Park. The area also hosts a thriving weekly market and various annual events and festivals.

Local Environment: The properties on Stanton Walk are part of a residential area that benefits from being close to local amenities whilst also having easy access to green spaces. The mention of overlooking large fields and a wooded area suggests a pleasant, semi-rural feel within an otherwise well-connected town.

Education: Families in Warwick benefit from a range of highly regarded schools and the nearby University of Warwick offers opportunities for higher education.

Housing: The housing in the wider Warwick area is diverse with a mix of period properties, modern apartments, and family homes. The flats on Stanton Walk are purpose-built and leasehold, making them a popular choice for first-time buyers or investors.

APPROACH

The property is located just off The Deansway, then Harmar Close and the communal parking is to the rear of the property. To the front of the property there is a large field and beyond is a wooded area.

ENTRANCE HALLWAY

As you enter the property on the ground floor there is a large entrance hall which has all of the rooms running off it, including a very large and useful storage cupboard, a storage heater and intercom system.

STORAGE CUPBOARD

2.02m x 1.42m (6'7" x 4'7")
Being of a great size and ideal for storage.

LOUNGE / DINING ROOM

5.27m x 3.64m (17'3" x 11'11")
This is large room with a huge amount of natural light beaming through due to the large double glazed window facing the front of the property. The area has two storage heaters and space for furniture.

KITCHEN

3.41m x 2.55m (11'2" x 8'4")
A stylish and well presented kitchen which in brief has worktop surfaces, cupboards, a built-in four ring electric hob, oven, microwave and space for other appliances for example a fridge / freezer, washing machine and dishwasher. Also having a sink unit, part tiled walls and double glazed windows to the side and front elevation.

BEDROOM ONE

4.15m x 2.99m (13'7" x 9'9")
This is a good-sized double bedroom which faces to the rear of the property, having a storage heater and space for bedroom furniture.

Features

Ground Floor

Two Double Bedrooms

Great Views To The Front Of The Building

Lounge / Diner

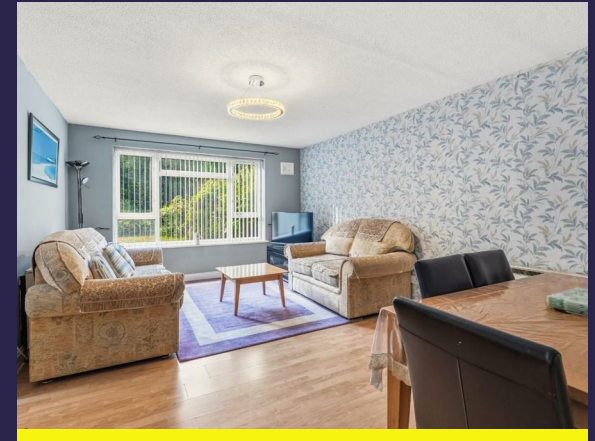
Kitchen

Great Location

Easy Bus Route To Warwick & Royal Leamington Spa

Parking Available But Not Allocated

External Storage Cupboard





Floorplan

Internal Living Area 707sq ft / 65.67m2



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General Information

Tenure
Leasehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band A - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	