

2 Bed End Of Terrace In Palmer Crescent Warwick, Warwick, CV34 7BD £76,250





SHORT DESCRIPTION

Property Ref: 17156 Discover this beautifully presented two-bedroom end-of-terrace home, ideally situated in the sought-after location of Palmer Crescent, Warwick. Available through Shared Ownership, this modern property offers an excellent opportunity for first-time buyers, growing families, or those looking to step onto the property ladder while enjoying stylish and comfortable living. The accommodation has been thoughtfully designed to provide bright and spacious interiors throughout. The welcoming living room offers a relaxing space for everyday living and entertaining, while the contemporary kitchen provides ample storage and workspace to suit modern lifestyles. The property benefits from two generously sized bedrooms, including a well-proportioned principal bedroom. A modern family bathroom serves the second bedroom and guests, ensuring practicality for busy households. Externally, the home features a spacious enclosed rear garden, perfect for outdoor dining, family activities, or simply relaxing during the warmer months. To the front, a private driveway provides off-road parking for up to two vehicles. Built with energy efficiency in mind, the property boasts an impressive EPC rating of B and benefits from central heating, helping to provide comfort throughout the year while keeping running costs low. Property Features - Two spacious bedrooms Two modern bathrooms Bright and comfortable living room Modern fitted kitchen Spacious enclosed rear garden Private driveway with parking for two vehicles The separate toilet is a downstairs WC Energy efficient EPC Rating B Central heating Council Tax Band C Leasehold tenure Shared Ownership opportunity Situated in the historic town of Warwick, Palmer Crescent enjoys excellent access to a range of local amenities, highly regarded schools, supermarkets, leisure facilities, and transport links. Warwick town centre, Warwick Parkway Station, and major road networks including the M40 are all within easy reach, making this an ideal location for commuters and families alike. This is a fantastic opportunity to purchase a well-presented home in a desirable location through the Shared Ownership scheme. Early viewing is highly recommended to fully appreciate everything this property has to offer. Property Type: End of Terrace Full selling price: £305000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £76250.00 Monthly rent based on 25% share: £576.56 Remaining lease (In Year): 117 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £526.32 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Outside Space: Front Garden, Rear Garden Possession of the property: Occupied

2

Bed Room(s)

2

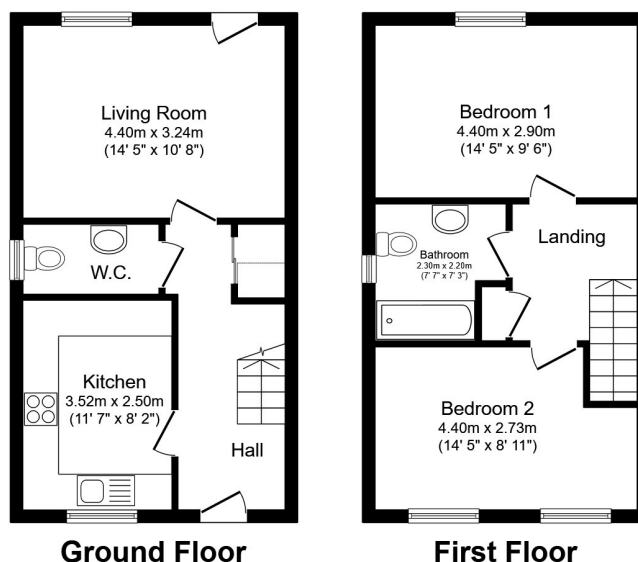
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 71.6 sq.m. (771 sq.ft.) approx

This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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