



**Ryder Close
Hampton Magna
Warwick
CV35 8SD**

Offers in Excess of £163,000

bettermove

Ryder Close Warwick

Bettermove are delighted to welcome to the market this charming one bedroom first floor maisonette in Hampton Magna.

The property is leasehold with approximately 103 years remaining on the lease; the combined ground rent and service charge is £26 pcm.

The interior of this beautifully-presented property consists of a spacious lounge, separate fitted kitchen/diner, double bedroom and bathroom.

Situated in the sought after village of Hampton Magna, the property is close to a range of amenities, including supermarkets, shops, restaurants and cafes. Transport connections can be found from the A46, A4177, M40 and Warwick Parkway rail station.

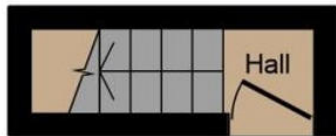
This exciting investment opportunity is not to be missed! All enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

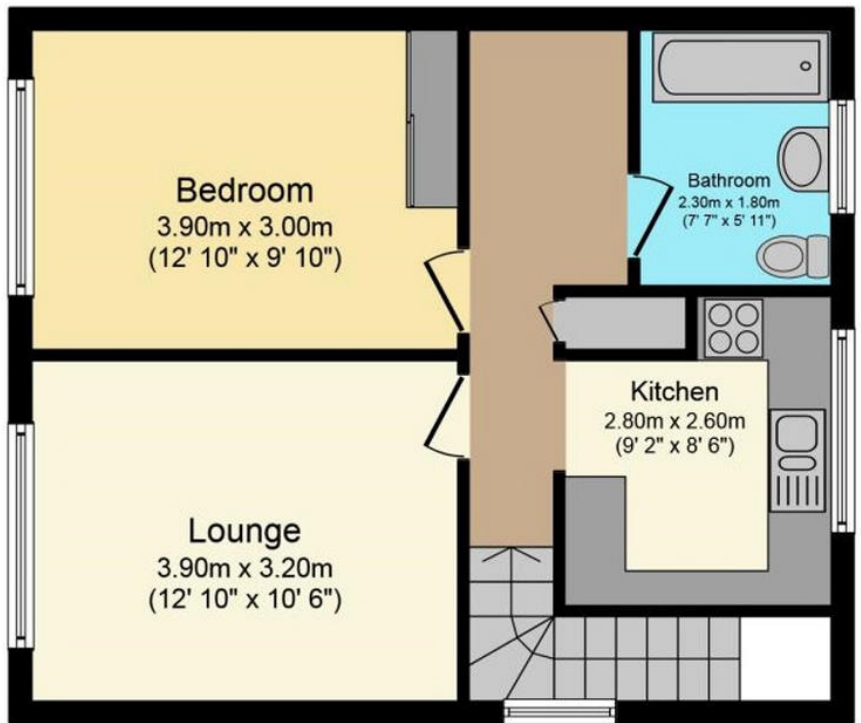
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





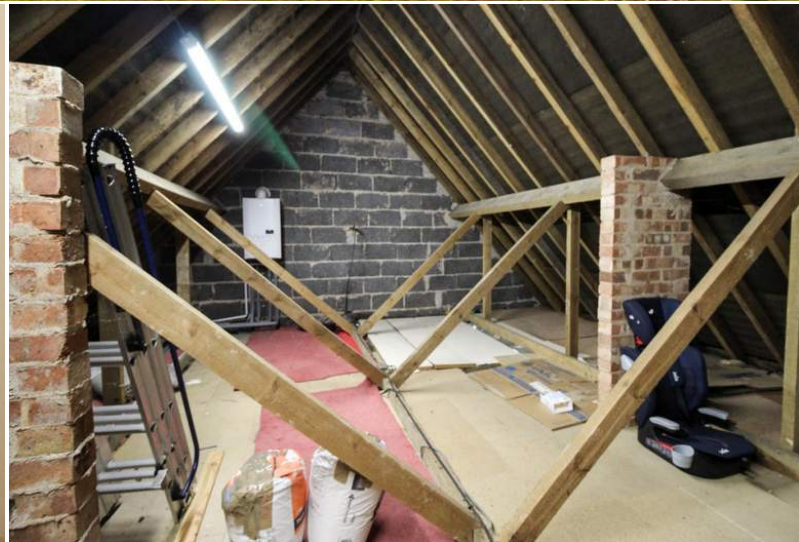
Ground Floor



First Floor

Total floor area 46.0 sq. m. (495 sq. ft.) approx

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C	74	76	
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk