

ROMANI CLOSE, WARWICK

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SALES & LETTINGS

THIS  
MUST  
BE THE  
PLACE





We are excited to be bringing to market a top floor, immaculately presented and stylish apartment. In brief, the property consists of; open plan living/dining/kitchen, bedroom, bathroom, storage cupboard and one allocated parking space. The property has electric heaters throughout and is fully double glazed.

To use the virtual tour & interactive 3D model use - <https://my.matterport.com/show/?m=u4iyuUczWFh>  
[my.matterport.com/show/?m=u4iyuUczWFh](https://my.matterport.com/show/?m=u4iyuUczWFh)



#### Communal Entrance

Entrance door into communal hallway with carpeted stairs up to 2nd floor.

#### Entrance Hallway

Individual polished door into entrance hall with timber laminate flooring and white panelled painted doors to store, bathroom, bedroom one and kitchen living dining room. Electric heater, ceiling light point and access to loft hatch.



#### Open Plan Living Kitchen Diner

Living room with a continuation of timber laminate flooring, two electric heaters and ceiling light points. Double glazed windows to front and side elevation. Space for living furniture and dining furniture. Kitchen area with grey painted wall and base units and timber effect laminate worktop and Mosaic wall tile splashback. Built in stainless steel single oven, integrated induction hob and stainless steel extractor. Integrated dishwasher and black 1 1/2 bowl sink with drainer and chrome mixer tap. Space for fridge freezer and space for washing machine.

#### Bedroom One

Bedroom one with a continuation of timber laminate flooring, electric heater and ceiling light point. Double glazed window to rear elevation. Built in double two door wardrobe with mirrored doors and matching built in drawers.



#### Bathroom

Bathroom with a continuation of timber laminate flooring, chrome heated towel rail and ceiling light point. Feature mirror with decorative lighting onto shelf. Three piece bathroom suite comprising sink, WC and bath with Myra sport shower over and glass shower screen.

#### Store Cupboard

Store cupboard housing new Tristore water tank and fuseboard with ceiling light point.

#### Attic

Attic storage space accessed from the entrance hallway.

#### Parking

One car parking space and access to visitor parking also.

#### Communal Grounds

Attractive landscape communal gardens with mature trees, planting and laundered areas.





#### Additional Info

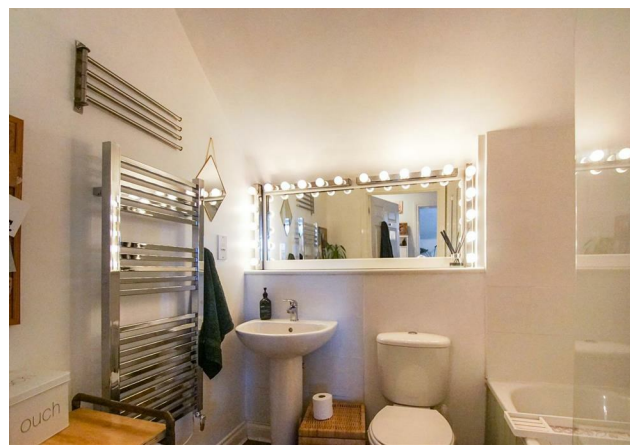
Lease Length: 125 years from the date of commencement on 1st November 2003

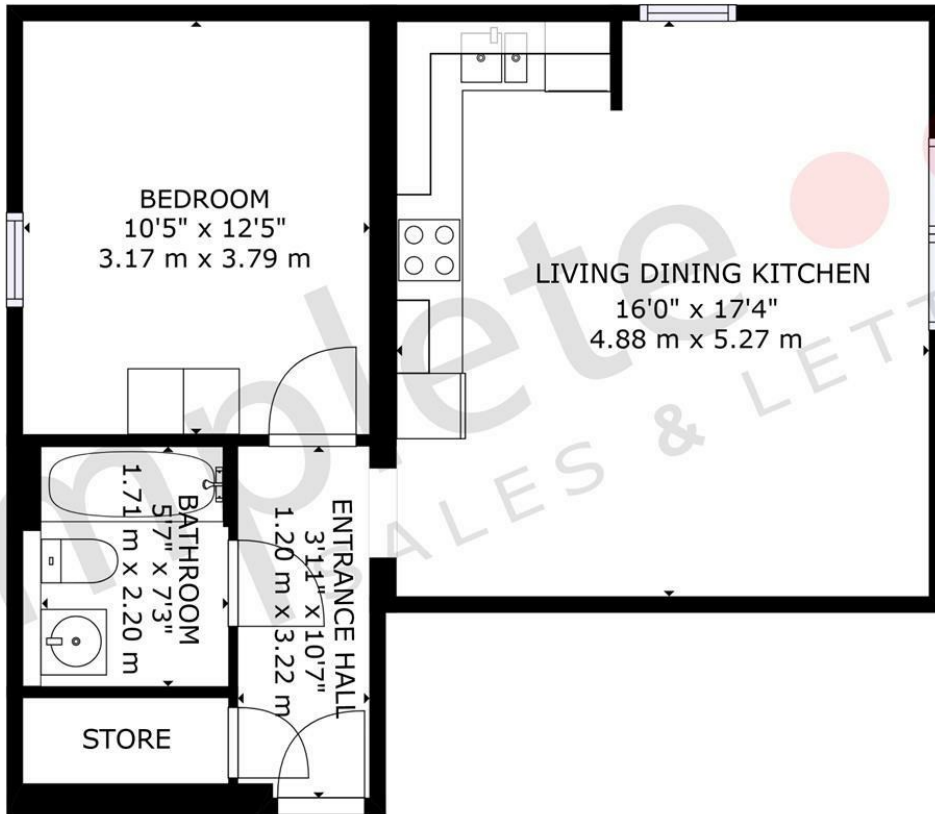
Service Charge: £120.00 per month month

Ground Rent: £180.00 per annum (£90 every 6 months)

#### Location

This contemporary development sits close to the hospital, Warwick Race Course and conveniently placed for the excellent amenities to be found within the historic county town centre. Easy access is offered to the A46, junction 15 of the M40 and Warwick Parkway rail station providing excellent commuter links.





FLOOR 1

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GROSS INTERNAL AREA  
FLOOR 1: 531 sq. ft, 49 m2  
TOTAL: 531 sq. ft, 49 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Virtual Spaces in Virtual Reality  
matterport

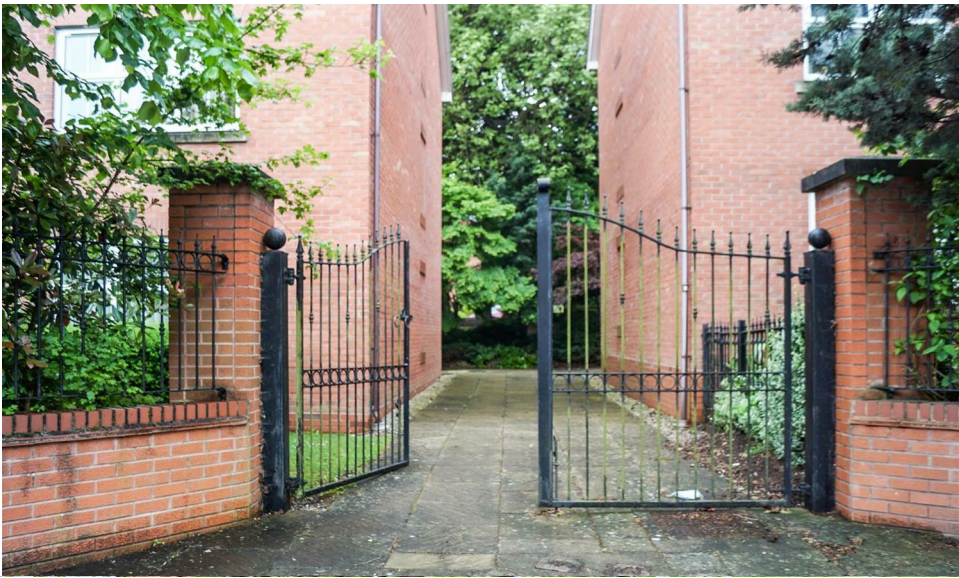
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prospective buyers away with 3D showcase - immersing online 3D tour experience that gives a true sense of the feeling of your property they see it at your open house in person. more qualified buyers!

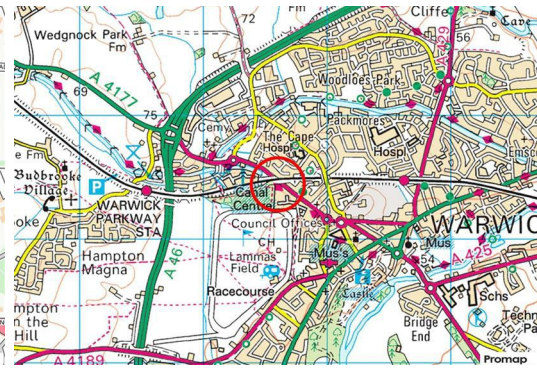
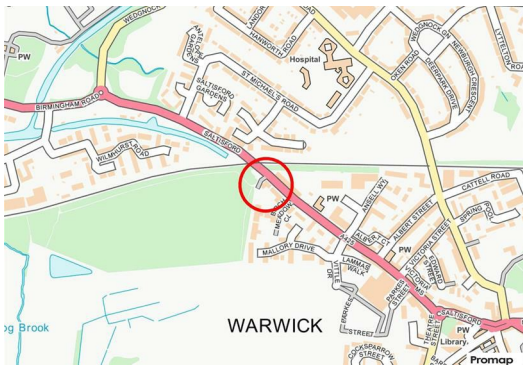
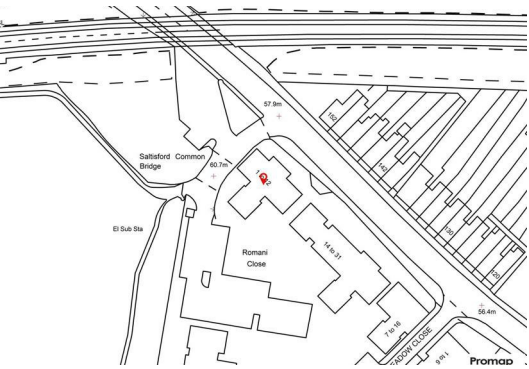
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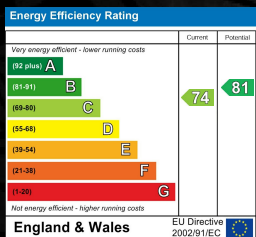


- Stylish Purpose Built Apartment
- Spacious Double Bedroom
- Bathroom
- Communal Gardens
- Walking Distance to Warwick
- Open Plan Living Kitchen Diner
- Fitted Wardrobes
- Store Cupboard
- Off Road Parking
- No Chain



## ROMANI CLOSE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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