

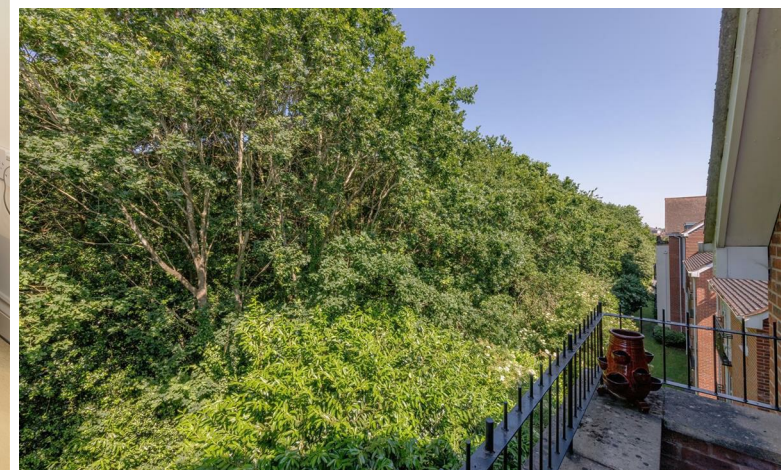
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67, Birch Meadow Close, Warwick

Price Guide £210,000



A well-presented, spacious two-bedroom top-floor apartment within walking distance of Warwick town centre. The accommodation is arranged as follows: Secure communal entrance, private entrance hall, generous living room with external balcony, fitted kitchen, modern bathroom, double glazing, underground allocated parking. Viewing is highly recommended. NO UPWARD CHAIN Energy rating C

Location

This attractive, double glazed top floor apartment is

well situated within easy reach of Warwick with its wide range of facilities, and other centres including Leamington Spa, Stratford upon Avon, Kenilworth, Coventry, and via Warwick Parkway station the main Chiltern line gives access to Birmingham and London Marylebone. The Midlands Motorway network is accessible via Junction 15 of the M 40 motorway.

Communal Entrance

Front door with security intercom system opens to the communal hallway with stairs or lift as an alternative to the top floor.

Entrance Hall

Private front door with spy hole to the entrance hall. With built-in cloaks cupboard, further storage cupboard, and further door to the airing cupboard housing the Gledhill hot water cylinder, electric panel heater, entry phone system, and doors to:

Living Room

21'2" x 11'11" (6.45 x 3.63)

This spacious room has two electric panel heaters, two telephone connection points, t.v. Aerial point, double-glazed French doors with matching side



panels open to the balcony with attractive views of the Jubilee Woods to the rear. Wide opening leads to:

Fitted Kitchen

12'0" x 7'3" (3.66 x 2.21)

With roll edge work surfaces incorporating a 1 ¼ bowl single drainer sink with mixer tap over and a 4 ring electric hob. Matching range of base units under with electric oven, space and plumbing for washing machine, integrated dishwasher, two eye level wall cupboards either side of the stainless steel cooker hood, tiled splashback areas, space for an upright fridge/freezer, and a wood effect floor.

Bedroom One

18'6" x 10'1" (5.64 x 3.07)

Double glazed window to the rear with views across adjoining woodland, electric panel heater.

Bedroom Two

11'11" x 6'10" (3.63 x 2.08)

With a double-glazed window to the rear and an electric panel heater.

Bathroom

Has a modern white suite comprising panelled bath

with a Hydramax shower over, tiled splashback areas, W.C., wash hand basin, heated towel rail, and shaver point.

Outside

Birch Meadow Close has well-maintained communal gardens with lawns, paths, and perimeter borders stocked with shrubs and plants. There is an underground parking area with one allocated car parking space for this apartment.



Tenure

The property is Leasehold with vacant possession upon completion of the purchase. There are circa 105 years remaining in the lease. The service charge is currently £1,600 per annum with a ground rent of £270 per annum. The above details are for information purposes only and must be verified by a Solicitor.

Services

All mains services with the exception of gas are understood to be connected. NB We have not tested

the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, we cannot give any warranties in this respect. Interested parties are invited to make their own enquiries.

Council Tax

The property is in Council Tax Band "C" - Warwick District Council

Postcode

CV34 4TZ





Third Floor

Approx. 65.7 sq. metres (707.7 sq. feet)



Total area: approx. 65.7 sq. metres (707.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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		

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

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