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RESIDENTIAL

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18, Bread And Meat Close, Warwick

£975 PCM



AVAILABLE 18th MAY

An immaculate top floor, two bedroom executive apartment in a secure gated complex with superb views over Warwick Racecourse and Hill Close Gardens, comprising:

Communal hall with stairs to; Private entrance hall, attractive open plan living room with Juliet balcony, contemporary styled kitchen with integrated appliances, master bedroom with en suite shower room, further double bedroom, main bathroom, and two allocated secure parking places.

FURNISHED.

Approach

The property is approached through vehicular and personnel security gates, with intercom system, leading to the car park, and communal grounds to:

Communal Hall

Communal front door with entry system, and stairs rising to top floor:

Private Entrance Hall

A spacious L-shaped entrance hall having laminate flooring, wall mounted entry phone, electric heater, and large built-in airing cupboard housing hot water cylinder and offering storage and shelving. Doors lead off to all rooms.

Kitchen / Dining Area

16'10" x 8'4" (5.13 x 2.54)

The kitchen area, which has laminate flooring, is fitted with a comprehensive range of contemporary styled wall, drawer and base units with complementary work surfaces and attractive tiled splashbacks. Integrated appliances include inset electric four ring hob with cooker hood over, electric oven and microwave, fridge/freezer, slimline dishwasher and washing machine, inset stainless steel sink unit with mixer tap. The dining area has matching laminate flooring, and has an electric storage heater, and french doors to a Juliet balcony with far reaching views over Warwick racecourse and beyond.



Living Area

15'1" x 13'2" (4.61 x 4.01)

The living area has a upvc double glazed window and double french doors leading to a Juliet balcony with full height upvc windows to either side, allowing far reaching views across the race course, Hill Close Gardens and Warwick beyond. There are two ceiling light points, electric storage heater, and laminate flooring throughout. The living area is furnished.

Master Bedroom

14'0" x 8'10" (4.27 x 2.69)

The master bedroom has upvc double glazed windows to two elevations affording far reaching views, ceiling light point and wall mounted electric heater. There is a bed and bedroom furniture provided. Door off to:

En Suite Shower Room

Fitted with a white suite comprising pedestal wash hand basin, wc, and wide shower cubicle with glazed screen. The shower room has a tiled floor, has part tiled walls, and has a shaver point, extractor fan, large mirror and heated towel rail.

Double Bedroom Two

10'3" x 7'9" (3.12 x 2.35)

Having double wardrobe with hanging space, with upvc double glazed window to rear, ceiling light

Bathroom

Having a tiled floor and fitted with a white suite comprising panelled bath with wall mounted shower over and glazed screen, pedestal wash hand basin and W.C., the bathroom is part tiled, with extractor fan, and wall mounted electric heater, and large mirror to wall.

Outside

The allocated parking spaces are accessed through electric security gates. There is further visitor parking outside the boundary of the development. There are communal grounds and there is a communal bin and bicycle store to the middle of the car park.

Services

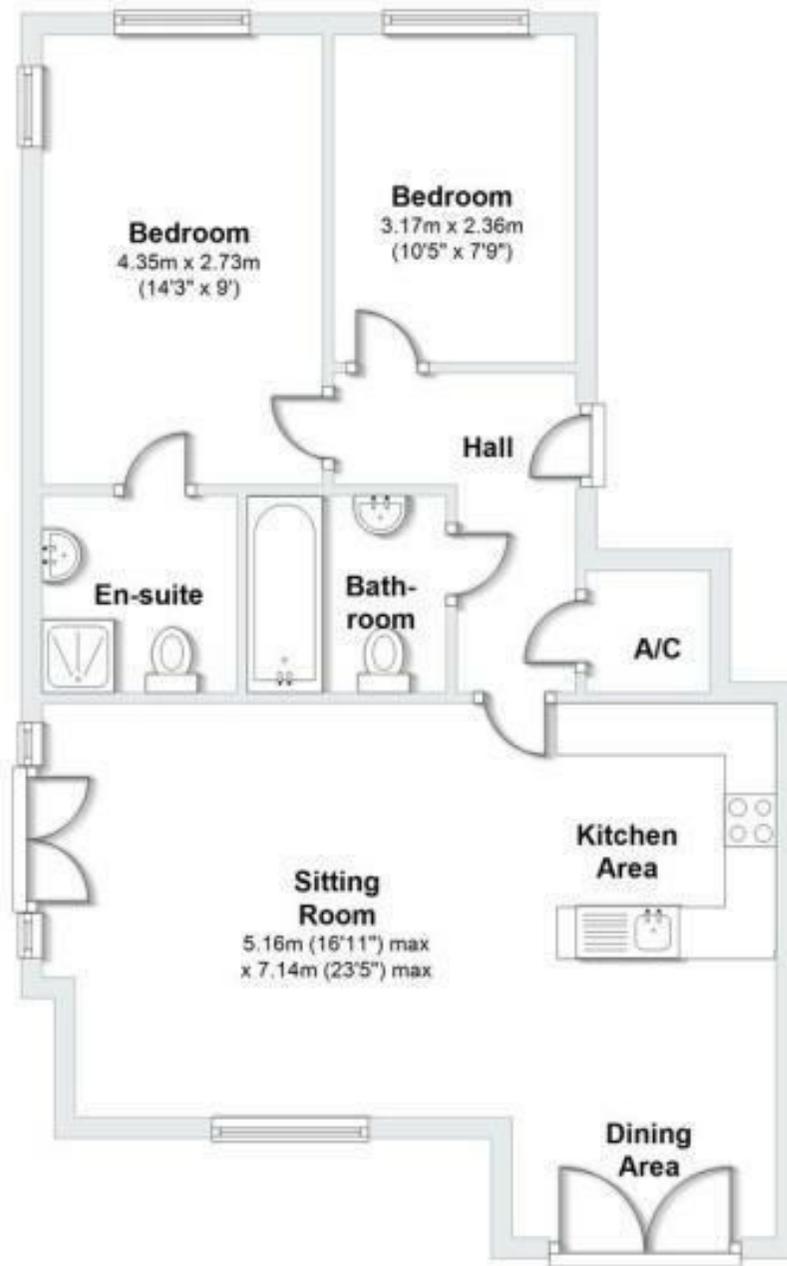
All Mains Services are understood to be connected, with the exception of Gas.

Location

POST CODE: CV34 6HF. From our office in Jury Street, proceed towards the town centre, where the road becomes High Street. Continue past the old town wall, taking the next turning off to the right into Bowling Green Street, and immediate left into Friars Street. Bread and Meat Close is the second turning on the right, and the apartments can be found on the right hand side.

Ground Floor

Approx. 66.2 sq. metres (712.9 sq. feet)



Total area: approx. 66.2 sq. metres (712.9 sq. feet)

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- Residential Estate Agents
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- Land and New Homes Agents

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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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