





Available from 1st June

An attractively presented modern purpose built one bedroom FURNISHED ground floor apartment with allocated parking. Wallace House is ideally placed close to the historic county town centre amenities and easily accessible to the A46, junction 15 of the M40 motorway plus Warwick and Parkway rail stations all providing excellent commuter links.

[Communal Entrance Hall](#)

Hall

Front door. Entryphone system to external door. Built-in airing cupboard. Wardrobe/storage cupboard.

Sitting Room

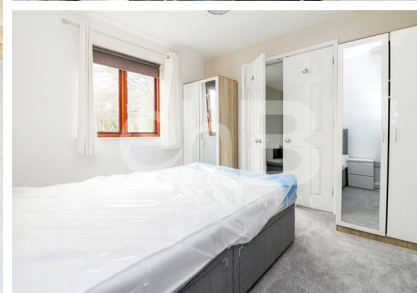
13'2" x 14'3" into bay (4.01 x 4.34 into bay) Double glazed bay window and further window to side. Telephone point. Television aerial point. Storage heater. Double doors to bedroom. Archway to:

Kitchen

9'10" x 6'1" (3.00 x 1.85) Eye and base level units. Electric oven. Washing machine. Fridge / freezer. Double glazed window.

Bedroom

10'0" x 9'8" (3.05 x 2.95) Double glazed windows. Double doors from sitting room. Door to:



Bathroom

Modern white suite. Panelled bath with shower over. Pedestal wash hand basin. W.C. Slate floor. Double glazed window. Door to hall.

Outside

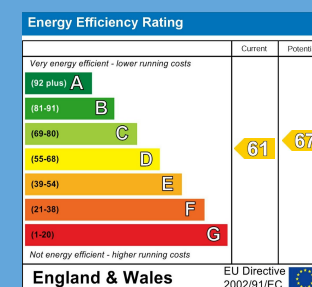
Allocated parking space.

Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office
17-19 Jury St,
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com



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