





AVAILABLE 22nd August

Well presented first floor, two double bedroom, two bathroom modern apartment in a popular secure gated development adjacent to Warwick Racecourse, and within walking distance of the town centre.

Communal entrance hall, private reception hall, open plan living room and well fitted kitchen with integrated appliances and allocated gated parking.

Communal Entrance

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

Private Entrance Hall

A spacious L-shaped entrance hall with good quality wood effect laminate flooring throughout, two wall mounted display shelves, inset downlighters, wall mounted entry phone, electric heater, and large built-in airing cupboard housing hot water cylinder and offering good storage. Doors lead off to all rooms as follows :-

Open Plan Living Room

18'0" x 13'4" into bay (5.49 x 4.07 into bay) Having wood effect laminate flooring, coved cornicing to ceiling, two electric storage heaters, satellite and tv connections, wood effect display

shelf, inset downlighters, upvc double glazed bay window and further upvc double glazed window to front aspect, door to useful storage cupboard off and opening to :-

Kitchen

11'3" x 7'3" max (3.42 x 2.2 max)

Having newly tiled floor and a comprehensive range of wood effect base units and wall cupboards with tiled splash backs and complementary work surfaces, integrated AEG four ring electric hob and extractor fan above, AEG oven, integrated microwave above, fridge freezer, Electrolux dishwasher and washer dryer.



There is a one and a quarter stainless steel sink unit with matching mixer tap, inset downlighters, and upvc double glazed window to the front aspect.

Master Bedroom

12'11" x 12'7" max (3.94 x 3.84 max)

Having wood effect laminate flooring, large double mirror fronted wardrobes with hanging space and shelving, electric storage heater, upvc double glazed window to the rear aspect, and door to :-

En Suite Shower Room

Having a white suite comprising pedestal wash hand basin with mirror over, and shaver point, low

flush w.c., fully tiled double width shower cubicle with glass screens, and shower unit, white tiles to floor and part tiled walls, inset downlighters, heated towel rail and extractor fan.

Bedroom 2

9'1" x 8'10" (2.77 x 2.68)

Having wood effect laminate flooring, electric storage heater, inset downlighters, and upvc double glazed window to the rear aspect.

Main bathroom

Having a white suite comprising panel bath, pedestal wash hand basin, low flush w.c., wall heater, extractor fan, inset downlighters, tiled floor and part tiling to walls.

OUTSIDE

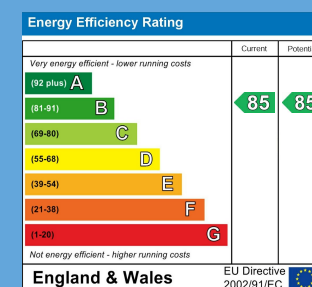
There is an allocated parking space, and use of a communal bin and bicycle store in the middle of the parking area. There are communal gardens and seating areas. The allocated parking space is accessed through electric security gates and there is further visitor parking outside the boundary of the development.

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