





This superbly appointed, spacious two-bedroom first-floor apartment is within walking distance of Warwick town centre. The accommodation is arranged as follows: Secure communal entrance, private entrance hall, generous living room with Juliet balcony, modern fitted kitchen, modern ensuite shower and bathroom, new floor coverings, double glazing, and underground allocated parking. Viewing is highly recommended. NO UPWARD CHAIN. Energy rating B.

Location

Birch Meadow Close is situated within easy reach of Warwick, with its wide range of facilities, and other centres including Leamington Spa, Stratford-upon-Avon, Kenilworth, and Coventry. Warwick Parkway station, on the main Chiltern line, gives access to Birmingham and London Marylebone. The Midlands Motorway network is accessible via Junction 15 of the M40 motorway.

Communal Entrance

The communal front door, with a security intercom

system, opens into the communal hallway, which leads to stairs or a lift to the first floor.

Approach

Through a solid entrance door with a spy hole into:

Reception Hall

Built-in Cloaks cupboard and adjacent cupboard housing the new Pulsacoil hot water heating system. Wall-mounted electric panel heater, additional shelved storage cupboard with power socket. Doors lead to:





Living/Dining/Kitchen

overall measures 27'2" x 11'11" (overall measures 8.30m x 3.64m)

Kitchen Area

10'6" x 7'8" (3.22m x 2.35m)

Range of white gloss fronted base and eye-level units, complemented by worktops and tiled splashbacks, and an inset single drainer sink unit. Built-in Bosch electric oven (new) and a Samsung ceramic hob with extractor over, as well as space

and plumbing for a dishwasher, washing machine, and upright fridge/freezer. Wood-effect flooring and an opening that looks through to the:

Living/Dining Room

16'4" x 11'11" (5.00m x 3.64m)

Dimplex quantum storage heater, additional wall-mounted electric panel heater, ceiling-mounted spotlights. Wide bay area with double-glazed double-opening doors and a Juliet-style balcony.

Bedroom One

13'1" x 10'6" (4.01m x 3.22m)

Wood effect floor, wall-mounted electric panel heater and a double-glazed window. Door to:

En-Suite Shower

Modern white suite comprising a pedestal wash hand basin, WC, and a tiled shower cubicle with a new chrome-finished shower system featuring a rainfall shower head and separate attachment, along with a glazed shower screen and access door. Fully tiled walls and floor, extractor fan, and heated towel rail.



Bedroom Two

13'2" x 6'5" (4.02m x 1.97m)
Wood effect floor, electric panel heater and a double-glazed window.

Bathroom

White suite comprising WC, pedestal wash hand basin, tiled surround bath with Grohe shower attachment and mixer tap. Electric heated towel rail, extractor fan, fully tiled walls and floor.

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 103 years remaining in the lease. The service charge is currently £2,124.90 per annum with a

ground rent of £305.00 per annum. The above details are for information purposes only and must be verified by a Solicitor.

Services

All mains services are understood to be connected with the exception of gas. 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 cannot give warranties in these respects. Interested parties are invited to make their own inquiries.





Council Tax

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

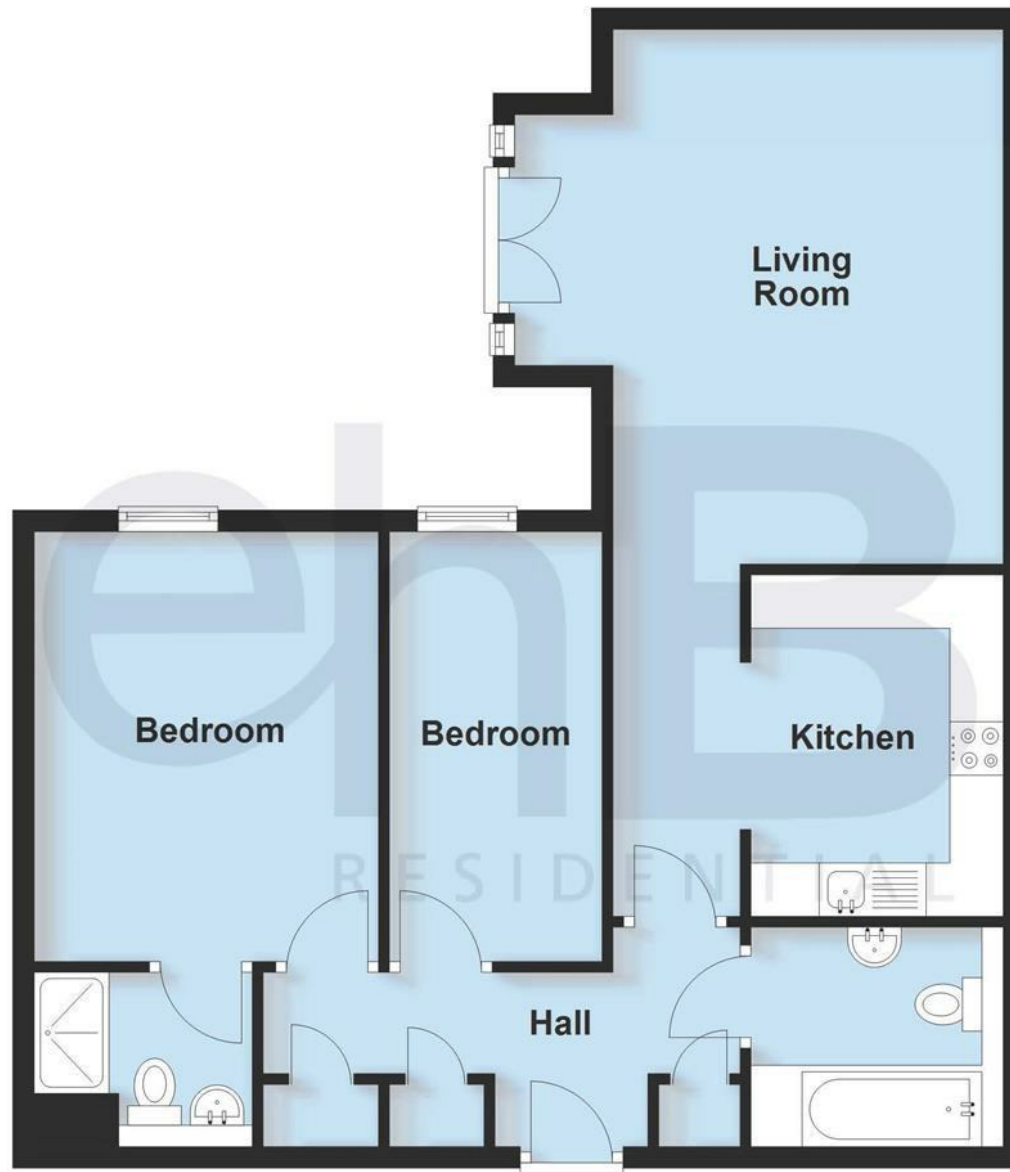
Postcode

CV34 4TZ



First Floor

Approx. 71.4 sq. metres (768.2 sq. feet)



Total area: approx. 71.4 sq. metres (768.2 sq. feet)

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

Your Property - Our Business

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

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	82
England & Wales		
EU Directive 2002/91/EC		

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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.