







Charming position for this fabulous one double bedroom first-floor apartment - Available Now!

Situated in a prime location, this apartment is perfect for those who appreciate the convenience of in-town living while still enjoying a peaceful residential setting. With easy access to local amenities, shops, and transport links, you'll have everything you need right at your doorstep.

Briefly comprising; entrance hall with secure entry intercom, bright and spacious open-plan fitted kitchen/living room, one double bedroom and bathroom.

#### Location

Situated within a well regarded modern development, just walking distance to the town centre, Warwick Station and Warwick Parkway, giving access to Birmingham and London on the Chiltern line. Easy access is also afforded to other major centres including Leamington Spa, Stratford upon Avon, Coventry, Kenilworth and Solihull. The nearby junction 15 of the M40 gives access to the Midlands motorway network, and Birmingham International Airport is within easy reach.

#### Communal Entrance

Having a security entry system, stairs to the First floor landing. Private solid wood entrance door opening to:

#### Hall

Through the front door is an open hall which offers access to a large walk-in cupboard housing the water tank and provides useful storage space. Doors to the bathroom, bedroom and open plan kitchen and living room.



#### Open Plan Kitchen and Living room/ Diner

16'11" x 18'3" (5.16m x 5.56m)

The Kitchen offers a range of base and eye-level units, an integrated dishwasher, space and plumbing for the washing machine. Integrated oven with ceramic four-ring stove top and a stainless steel chimney cooker hood above.

The open-plan Living/ Dining area has electric heaters, and natural light through three double-glazed windows to the front aspect.



#### Double Bedroom

12'0" x 10'2" (3.68m x 3.12m )

With built-in full-height mirror-fronted wardrobes providing ample hanging rail and storage space, and an electric heater. There is a large double-glazed window to the rear aspect.

#### Bathroom

White three-piece suite of panel bath which accommodates a fixed shower head and a shower screen. The walls are tiled around the splashback areas including the pedestal wash hand basin and WC. Wall mirror. wall-mounted heated towel rail, and extractor unit.

#### Outside

The Romani Close development offers private parking for residents. Car parking space No.83.



# First Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



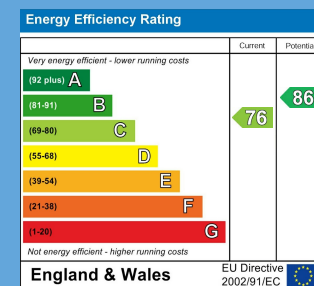
Total area: approx. 50.8 sq. metres (546.5 sq. feet)

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