





This immaculate, ground-floor, purpose-built apartment is located in a highly convenient location, within walking distance of Warwick town centre & the racecourse.

Accommodation in brief: communal entrance hall, private entrance hall, open plan, living room/kitchen and dining room, double bedroom, generously sized bathroom and storage/airing cupboard. Outside, there are communal gardens and an allocated parking space. Energy rating D.

Location

Birch Meadow Close is well situated within easy reach of Warwick with its wide range of facilities and other centres, including Leamington Spa, Gaydon (JLR), Stratford upon Avon, Kenilworth, Coventry, and via Warwick Parkway station. The main Chiltern line gives access to Birmingham and London Marylebone. The Midlands Motorway network is accessible via Junction 15 of the M 40 motorway.

Approach

The property is approached by a communal

entrance door with a security intercom system to a communal entrance hall, leading to a private entrance door with spy hole into:

Entrance Hall

Wall-mounted electric panel heater, entryphone system, walk-in Cloaks/Storage Cupboard housing the hot water cylinder with electric light. Doors to:

Living Room/Kitchen Area

17'3" x 16'10" (5.28m x 5.14m)

Range of matching base and eye level units, complementary worktops and tiled splashbacks



with inset single drainer sink unit with mixer tap. Built-in Bosch electric oven and ceramic hob with extractor unit over. Two electric panel heaters, ceiling spotlights and a wide double-glazed window to the front aspect.

Double Bedroom

11'9" x 11'3" (3.60m x 3.44m)

Wall-mounted electric panel heater and a double-glazed window.

Bathroom

A white suite comprises a bath with a Hydramax shower system, shower rail, and curtain, WC, pedestal wash hand basin, shaver point, chrome heated towel rail, and a large vanity mirror.

Outside

There are communal gardens and an allocated parking space.

Tenure

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

We believe the lease is 125 years, dating from June 2004. The service charge is currently £172.11 per month, and the Ground Rent is £245.00 PA.

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 "B" - Warwick District Council

Postcode

CV34 4TZ

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Floor Plan

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

01926 499540 • ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	64	
(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