

CHANDLEY WHARF, WARWICK CV34 5AT



- **Two Bedroom Top Floor Apartment**
 - **Master Bedroom with Ensuite**
- **Living/Dining Room with Juliet Balcony**
 - **Stunning Views**
- **One Allocated Parking Space**
 - **Council tax band: C**
 - **EPC: C**
- **Restrictions: No Pets**
- **Available in October**
 - **Part Furnished**

2 BEDROOMS

£1,200 PCM

This beautifully presented and spacious top floor apartment has views from every window over the Warwick Canal. This desirable development, with great links to the A46, M40 is great for commuting to work and with several amenities right on your doorstep this is the perfect place for professionals or a young family.

Accommodation in brief; Living/Dining Room leading into open plan kitchen. Two double bedrooms with master ensuite, and a family bathroom.

The property is advertised on a part furnished basis, available in October.

Sorry, no pets allowed in the development.

Entrance Hall

From the communal hallway, you enter into a spacious entrance hall which has white painted wooden doors leading to all rooms, it is carpeted to floor, with neutral decor to the walls and ceiling. There is an electric heater and intercom system as well. The entrance hall also benefits from a storage cupboard providing tons of useful storage.

Living Dining Room 17'7" x 14'2" (5.375m x 4.341m)

There is light flooding into this room from every angle, from the double glazed window to the side elevation and the patio doors leading out to the juliet balcony as well as filtering through from the open plan kitchen giving views over the stunning Warwick vista and Warwick Canal. The room is carpeted to floor, with neutral decor to the walls and ceiling and benefits from an electric heater, The room is furnished with two two seater fabric sofas, a glass coffee table, two tv stands and a dining table with four chairs.

Kitchen 10'7" x 9'4" (3.230m x 2.858)

Leading through an open arch from the living dining room is the fitted kitchen. The kitchen has vinyl flooring and a black tile splashback, benefitting from a range of wall and base units, there is plenty of storage in this kitchen. There are two double glazed window giving dual aspect views to the rear and side elevations of the property, both with beautiful views over Warwick Canal. The kitchen is also supplied with a full height fridge/freezer, washer dryer, integrated double oven and electric hob with extractor fan over.

Family Bathroom

Vinyl flooring and tiled to full height around the bath and shower area and half height around the basin and W/C area, this bathroom is clean, modern and spacious. Fitted with a low level W/C, pedestal wash hand basin with vanity cabinet below and mirror above, heated towel rail and white panel bath with shower over and a glass shower screen. This room also benefits from an airing cupboard housing the boiler and provides extra storage. There are spotlights and extractor fan to ceiling.

Bedroom 2 11'1" x 8'7" (3.400m x 2.629m)

This spacious second bedroom is a good size double which is carpeted to floor and has neutral decor to the walls and ceiling with one wall having a dramatic feature wallpaper. There is a double glazed window to the rear elevation. The room is furnished with a double bed, wardrobe, chest of drawers and two bedside tables.

Master Bedroom 15'6" x 9'5" (max measurements) (4.741m x 2.889m (max measurements))

This bright master bedroom is carpeted to floor, neutral decor to the walls and ceiling, there is a double glazed window to the rear elevation and benefits from an electric heater. There is a white painted wooden door leading into the master ensuite. The room is furnished with a double bed, two bedside tables and a triple wardrobe with glass doors.

Master Ensuite

With modern vinyl flooring, this master ensuite is fitted with a wash hand basin with a vanity cabinet below, low level W/C and a walk in shower. The room is tiled to full height around the shower area and half height around the basin and W/C. There are spotlights and extractor fan to ceiling.

Outside

There is one allocated parking space.

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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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC