

BIRCH MEADOW CLOSE, WARWICK CV34 4TZ



A FABULOUS ONE BEDROOM, GROUND FLOOR APARTMENT WITH AN ALLOCATED PARKING SPACE. THE APARTMENT IS OFFERED WITH NO UPWARD CHAIN, CAN BE SOLD WITH FURNITURE (BY SEPARATE NEGOTIATION) AND HAS AN ATTRACTIVE OUTLOOK OVER GARDENS BOTH TO FRONT AND REAR.

- One Bedroom
- Ground Floor
- Open Plan Living Kitchen and Dining Room
 - Bathroom
 - Good Storage
 - No Upward Chain
- Can be Sold Fully Furnished
 - Allocated Parking Space
- Ideal Investment or First Time Buy
 - EPC: D (65)

1 BEDROOMS

PRICE GUIDE £160,000

Situated just on the outskirts of Warwick town centre, we have for sale this well proportioned one bedroom, ground floor apartment with an allocated parking space.

Currently an investment property achieving a rental of £695 per calendar month (please be advised the apartment is being sold with vacant possession) this would make an ideal apartment to add to the portfolio. Being within a 7 minute walk of the town centre and ideally located for the A46, M40 and associated road networks. Warwick Hospital, the train station and all amenities are within striking distance.

With its spacious living and sleeping accommodation this would also be an ideal first time buy. The apartment is available fully furnished (by separate negotiation) taking the hassle out of moving day.

Accommodation in brief; communal entrance hall, private entrance hall, open plan, living room/kitchen and dining room, double bedroom, fully fitted bathroom and storage cupboard. To the outside there are communal gardens and an allocated parking space

Entrance Hall

Accessed via a beech front door and carpeted to floor, neutral decor walls and ceiling, light point to ceiling and smoke detector to ceiling. Slim line electric heater, burglar alarm, secure entry phone and a double electric socket. Good sized storage cupboard which houses the hot water system and has a light point to ceiling and fuse box. The hot water controls are also located here.

Living/Dining and Kitchen 16'10" x 17'3" (5.138 x 5.260)

The flooring in the living/dining area is carpeted to floor. The kitchen has cushioned flooring. Neutral decor throughout with a large double glazed window to front elevation overlooking communal grounds to the front. Light point to ceiling x 3, slim line electric heater x 2. In the living area there are various electric sockets, TV point and a phone point.

The kitchen is fitted with a range of base and wall units in a light wood effect with a brush chrome handle and a wood effect melamine work surface, the splash back is tiled in a white tile. Integrated stainless steel oven with a four ring electric hob over and a stainless steel extractor above, integrated full size dishwasher, free standing Indesit washer dryer, free standing full sized Indesit fridge freezer and a built in one and a half bowl sink in stainless steel with matching drainer and a chrome hot and cold mixer tap. Various electric sockets and fused switches.

Master Bedroom 11'9" x 11'3" (3.601 x 3.445)

Accessed from the entrance hall and having neutral carpet and decor. Light point to ceiling, double glazed window to rear elevation overlooking communal gardens. Slimline electric heater to wall and electric sockets.

Bathroom 5'7" x 7'3" (1.705 x 2.218)

Cushioned flooring, neutral decor walls and ceiling. Walls are tiled to full height around the bath and shower area. Light point and extractor fan to ceiling. White bath with white bath panel and chrome hot and cold tap. Built in, chrome shower and control. White low level wc with chrome push flush, white pedestal wash hand basin with chrome hot and cold mixer tap, large frameless mirror above with shelf. Stainless steel towel heater, a shaver point and a medicine cupboard.

Outside

There are communal gardens and an allocated parking space.

a)Directions

From the agents office on Swan Street continuing on to Saltisford and Birch Meadow Close is located on the left hand side before the railway bridge.,

c)Services

Please note there is no mains gas connected. We believe all other services are connected.

d)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 November 2003. Service Charge is £126.26 pcm and Ground Rent is £180 pa payable in twice yearly instalments.

f)Council Tax

We understand the property to be Band B.

g)Viewing

Strictly by appointment through the Agents on 01926 411 480.

h)Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

i)Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

J)Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

j)Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

k)Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.







