

BREAD AND MEAT CLOSE, WARWICK CV34 6HF



WITH BALCONY AND FABULOUS VIEWS OVER THE RACECOURSE WE ARE PLEASED TO BRING TO THE MARKET THIS TOP FLOOR, TWO BEDROOM APARTMENT WITH TWO ALLOCATED PARKING SPACES. EARLY VIEWING IS STRONGLY RECOMMENDED TO APPRECIATE THIS AMAZING APARTMENT LOCATED WITHIN WALKING DISTANCE OF WARWICK TOWN CENTRE.

- Top Floor Apartment
- Balcony with Far Reaching Race Course Views
 - Open Plan Living Kitchen and Dining Room
 - Main Bedroom with En-Suite Shower Room
 - Second Double Bedroom
 - Family Bathroom
 - Two Secure, Allocated Parking Spaces
 - Fully Gated Complex
 - Walking Distance to Town Centre
 - EPC - TBC

2 BEDROOMS

PRICE GUIDE £255,000

Bread and Meat Close is located within a secure, gated community right on the race course within walking distance of Warwick town centre.

We have for sale one of the nicest apartments within the development benefitting from, two allocated parking spaces and having two double bedrooms, an en-suite shower room and a family bathroom. Finally, a large, open plan living, dining and modern fitted kitchen with double French doors opening out on to the balcony overlooking the racecourse.

The property is beautifully presented throughout and has had an updated hot water system and heaters. The main selling point are the outstanding sunsets seen from the balcony.

Please call our Warwick office to arrange your viewing.

Entrance

Entrance to the property is via the communal stairway which leads to the solid, beech front door. This opens up in to the private entrance hall being carpeted to floor and with neutral décor to walls and ceiling, spot lights to ceiling, wall lights, secure entry phone to open the vehicular gate and the front door to the building, electric socket and a modern Dimplex heater to wall.

Beech, solid doors lead in to all the rooms as well as a large storage cupboard. Housing the hot water heater system, fuse box and having a light point to ceiling.

Living Kitchen Dining Room 24'7" x 12'10" (7.494m x 3.937m)

Two distinctive areas with the separation being made by the flooring. In the living dining area the flooring is carpeted and in the kitchen there is a black tile. There is neutral décor throughout, LED spotlights to ceiling and white UPVC double glazed, double French doors lead out on to the balcony. Various electric sockets, two, modern Dimplex electric heaters, a TV point and two wall lights.

The kitchen is fitted with a range of base and wall units in a dark wood effect frontage, brushed chrome handle and a granite effect melamine work surface, white tiled splash back and chrome under wall mounted units lighting. Fitted with a full sized, integrated fridge freezer, a stainless steel electric oven, a stainless steel and black coloured microwave, an electric ceramic hob with stainless steel extractor over, full sized dishwasher and washer dryer. A stainless steel, one and a half bowl sink with matching drainer and a chrome hot and cold mixer tap, various electric sockets, fused switches and a TV point.

Bedroom One 14'2" x 10'4" (4.326m x 3.161m)

Accessed off the entrance hall and having carpet to floor and neutral décor to walls and ceiling, white UPVC double glazed window, electric heater, light point to ceiling, various electric sockets, a phone point and a TV point.

En-Suite Shower Room

Being tiled to floor and half height to walls around the basin and toilet and full height in the walk in shower, LED spotlights and extractor to ceiling, electric heated towel rail, white level WC, large walk in shower with chrome shower controls, white pedestal wash hand basin with chrome hot and cold mixer tap, shave point and two large frameless mirrors.

Bedroom Two 10'4" x 8'10" (3.162m x 2.698m)

Accessed off the entrance hall and having carpet to floor and neutral décor to walls and ceiling, white UPVC double glazed window, electric heater, light point to ceiling, various electric sockets and a phone point.

Bathroom

Accessed off the entrance hall and being tiled to floor and to half height to the walls, LED spotlights and extractor to ceiling and heater to high level. Fitted with a white low level WC, white pedestal wash hand basin with chrome hot and cold tap, white bath with chrome hot and cold tap and there is a large frameless mirror.

Outside

Within the secure, gated car park there are two allocated parking spaces and a communal outside seating area.

Accessed from the living room is the private balcony - perfect for a bistro table to enjoy the races or a sun downer.

Services

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

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.

The lease is 150 years from April 2005

Ground Rent is £250/annum

Service charge is £674.01 which is paid twice yearly.

Council Tax

We understand the property to be Band D.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

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

Photographs

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

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.

Management Department

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

Survey Department

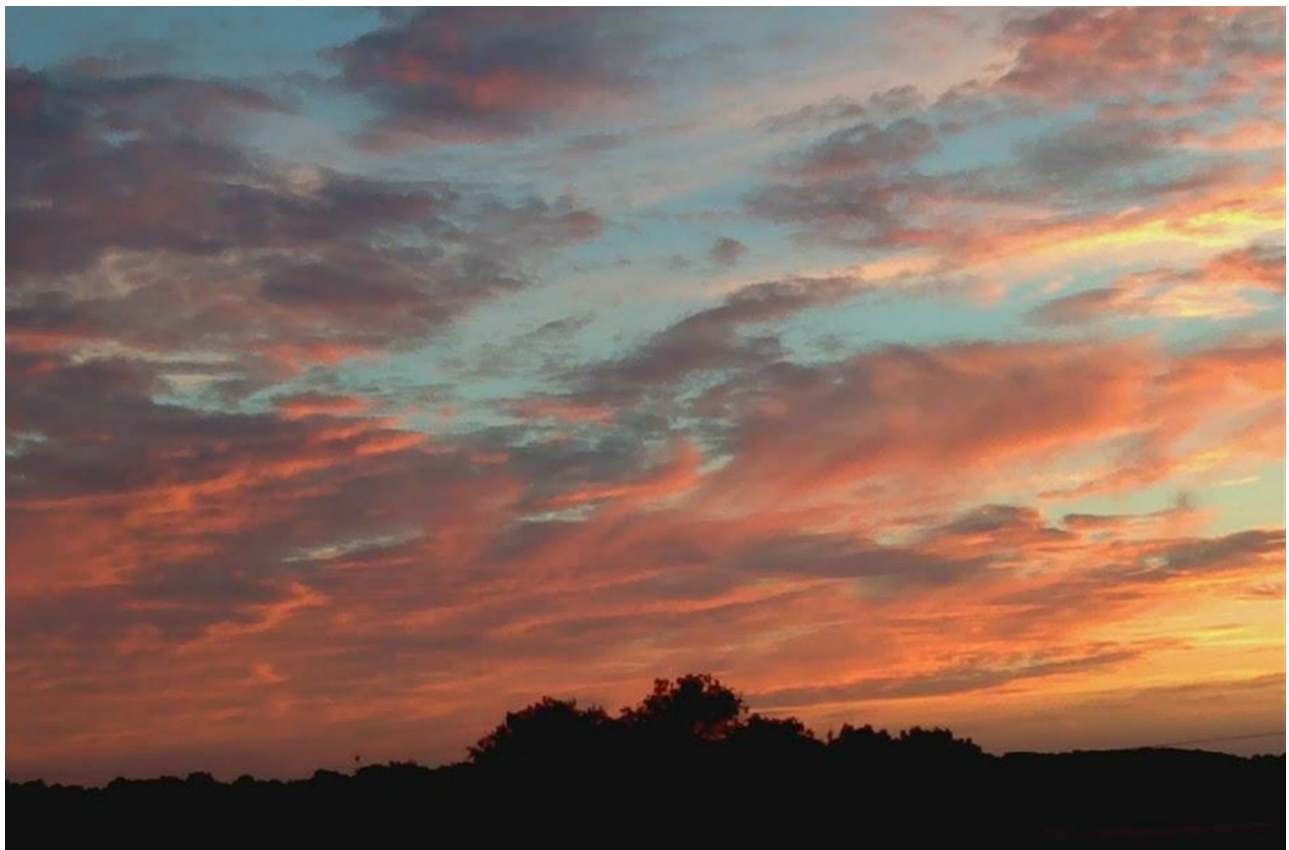
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

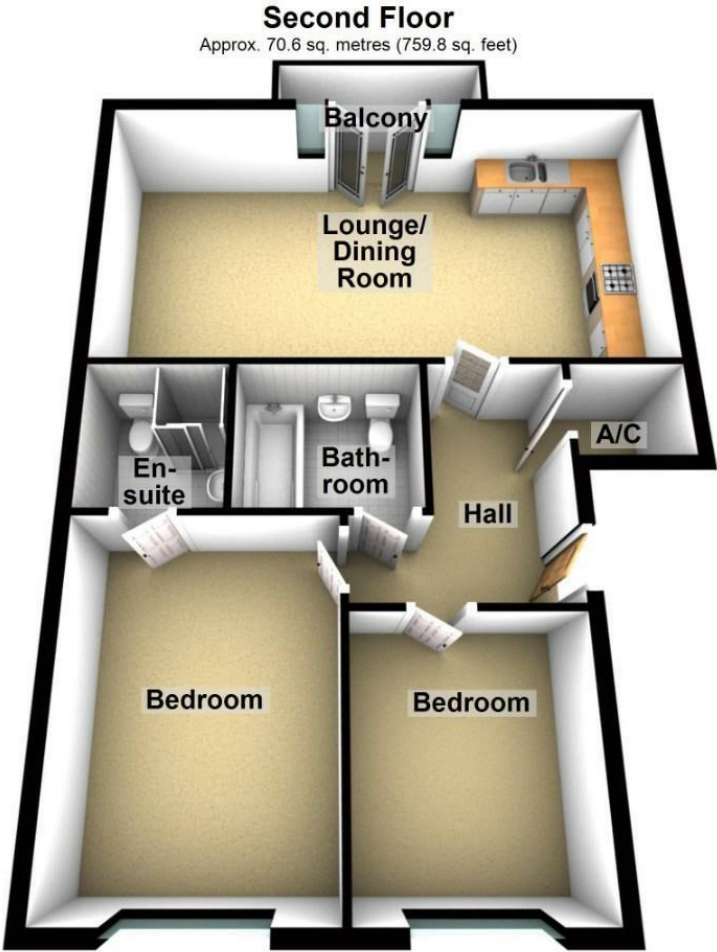
Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.











Total area: approx. 70.6 sq. metres (759.8 sq. feet)

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		

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk