



Connells

Bread and Meat Close
WARWICK

Bread and Meat Close WARWICK CV34 6HF

for sale
£190,000



Property Description

A beautifully presented one bedroom, ground floor apartment with no onward chain. The property comprises, entrance hall, guest cloakroom, open plan lounge/kitchen/diner, double bedroom with dual aspect and a modern ensuite. The property further benefits from lovely communal grounds with a seating area and allocated parking for one car. This well-presented apartment has recently been renovated and has had new carpet and flooring throughout. The lounge / diner has patio doors to the rear and a fantastic media wall with a built-in electric fireplace. The kitchen has been refitted and has all integrated appliances, presenting a sleek finish.

Bread And Meat Close is a less than 10 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events. Bread & Meat Close is also situated opposite Warwick Racecourse and this development enjoys superb views of the races when a race day is scheduled.

The property is a 10 minute walk to St Michaels Hospital and a short 7 minute drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line.

Entrance Hall

Store cupboard, spotlights, airing cupboard and herringbone luxury flooring.

Cloakroom

Wash hand basin with storage and WC.

Lounge

13' 7" x 12' 1" (4.14m x 3.68m)

Patio doors, media wall with electric fireplace and carpeted flooring.

Kitchen

12' x 7' 5" (3.66m x 2.26m)

Fitted with a range of wall and base units with work surface over, built in washing machine, dishwasher, fridge freezer, double oven, hob and extractor fan. Spotlights and herringbone luxury flooring.

Bedroom One

14' x 12' 8" (4.27m x 3.86m)

Dual aspect double glazed windows, carpeted flooring.

Ensuite

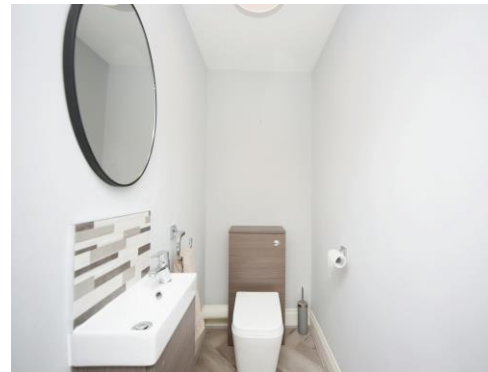
Double shower, wash hand basin with storage, WC, chrome towel rail, tiled walls, Herringbone luxury flooring and spotlights.

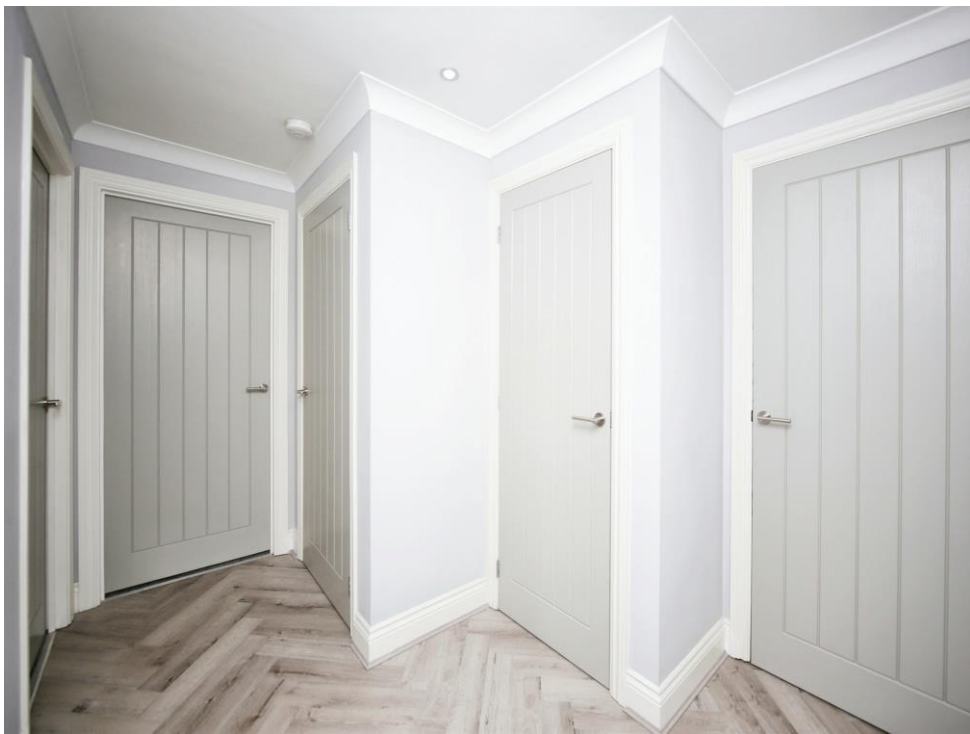
Parking

Allocated parking.

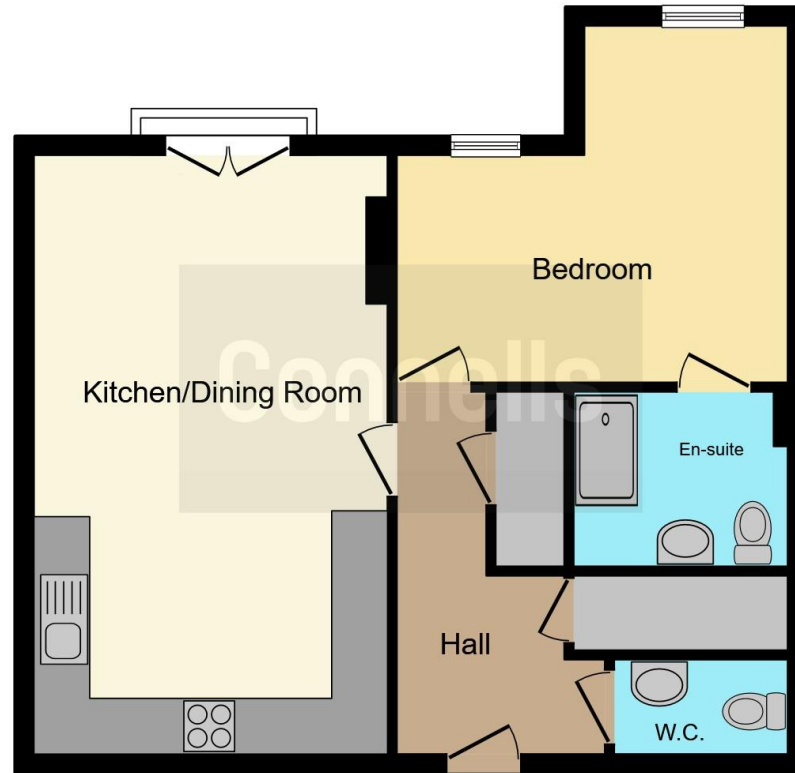
Agents Note

Agents Note; "Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details"









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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14 High Street
WARWICK CV34 4AP

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR106895

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Apr 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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