



Connells

Andrews Close
Warwick



Property Description

This modern property in brief comprises, entrance hall, spacious lounge with plenty of light and sliding doors leading to the balcony, kitchen with integrated appliances, light and airy primary bedroom with an ensuite, a second double bedroom and a modern family bathroom. The property further benefits from secure and gated private parking.

Andrews Close is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

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 for frequent visitors to London.

The property is within a short 5 minute drive or 25 minute walk of 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. The property is also ideal for easy access into Leamington Spa and all of its shops and amenities.

Entrance Hall

Airing cupboard, laminate flooring and store cupboard.

Lounge

19' 5" x 13' 1" (5.92m x 3.99m)

Double glazed window to rear, double glazed sliding door to side.

Kitchen

13' 1" x 9' 1" (3.99m x 2.77m)

Fitted with a range of wall and base units with work surface over, washing machine, fridge freezer, dishwasher, oven, hob and extractor fan, spotlights, tiled flooring and double glazed window to side.



Bedroom One

10' 10" x 9' 11" (3.30m x 3.02m)

Double glazed window to side, mirrored wardrobe and carpeted flooring.

Ensuite

Wash hand basin, WC, shower, chrome towel rail, tiled walls and flooring, spotlights and double glazed window to side.

Bedroom Two

10' 9" plus recess x 7' 11" (3.28m plus recess x 2.41m)

Double glazed window to side, carpeted flooring.

Bathroom

Shower over bath, wash hand basin and tiling to splashback, WC, chrome towel rail, spotlights and tiled walls and flooring.

Outside Space

Balcony overlooking green fields.

Parking

Allocated parking space.

Vendor Notes

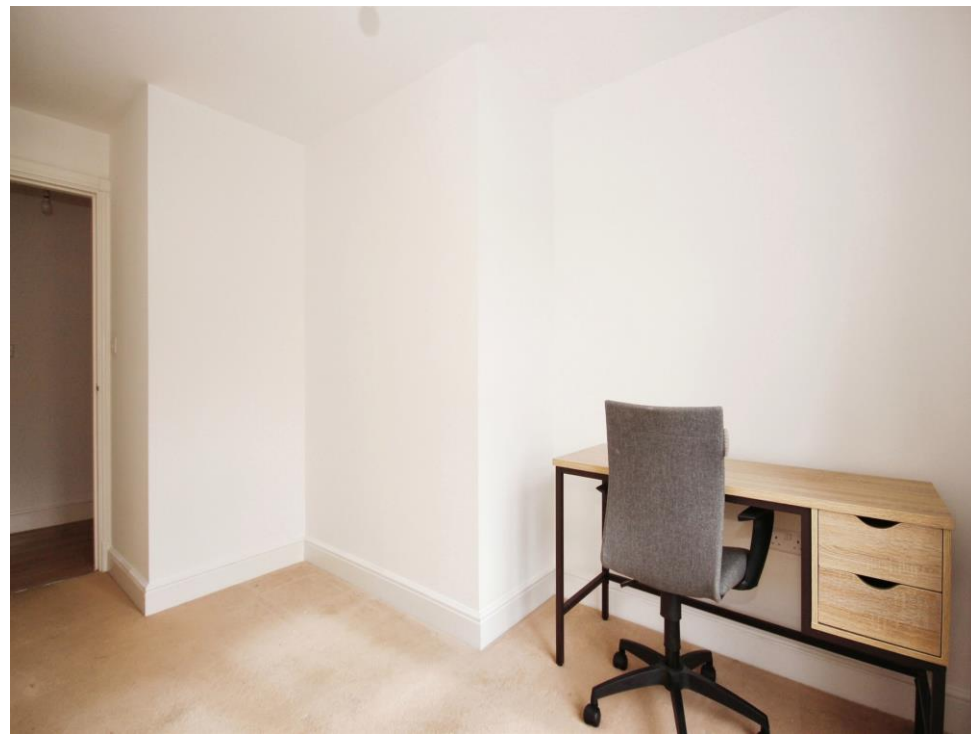
This property is a leasehold property.

Ground rent – Not payable

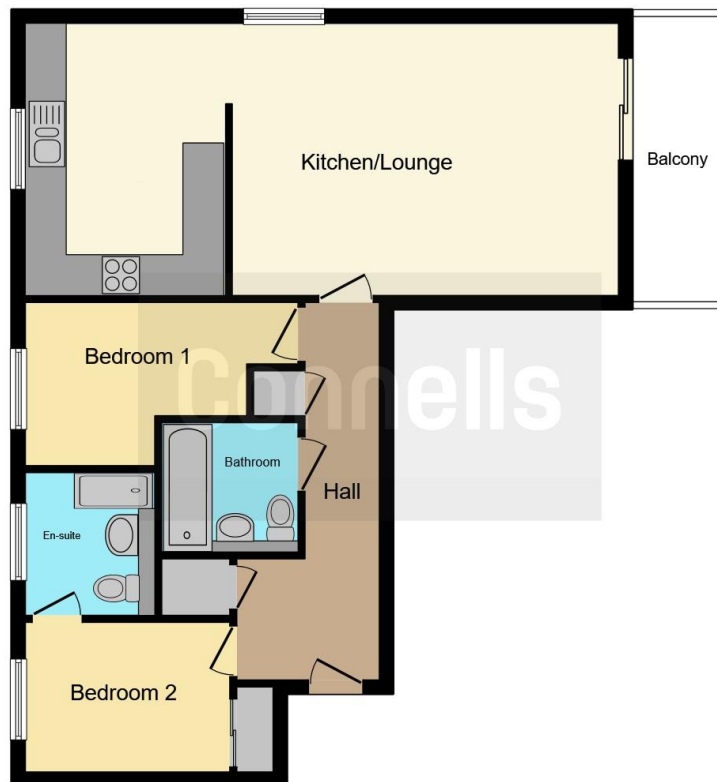
Service charge - £2,618.34 per annum

Length of lease - 125 YEARS FROM 01-01-2016









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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EPC Rating: D

view this property online connells.co.uk/Property/WAR106958

Tenure: Freehold



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Property Ref: WAR106958 - 0007