



Connells

Birch Meadow Close
Warwick

Birch Meadow Close Warwick CV34 4TZ

for sale
£185,000



Property Description

This second floor apartment comprises, entrance hall, spacious lounge with French doors, kitchen, main bathroom, two good size bedrooms with the primary bedroom benefiting from having an Ensuite.

Birch Meadow Close is an exclusive development well situated in the heart of Warwick. The property is a short 10 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick town offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

If you are a National commuter, you will be glad to know that the M40 Motorway network is a few minutes away and Warwick Parkway Park and Ride offers trains directly to and from London and Birmingham along the Chiltern Line. Bus links and road links are fantastic and a short 15 minute walk down the canal takes you to Warwick Parkway Train Station

This location is perfect for health care professionals that work at Warwick Hospital as it is no more than a ten minute walk away. Also the location will suit employees of Jaguar Land Rover as it is conveniently located for all four sites.

Approach

Set back off the main road and accessed through a gated and secure entrance, through communal gardens leading up to the apartment block entrance.

Communal Entrance

Well maintained communal hallways, stairwell and lift to all floors. Access to the apartment is on the second floor and automatic lighting leading to the apartment front door.

Entrance Hallway

Doors through to all rooms with a telephone entry intercom system and wall mounted electric panel heater. The hallway has the added benefit of a storage cupboard and additional cupboard housing the hot water heating system.

Kitchen

10' 7" x 7' 7" (3.23m x 2.31m)

Fitted with a range of wall and base mounted units with work surface over and incorporating an inset sink and drainer with a complimentary, tiled splashback. The kitchen benefits from having a built in electric oven with electric hob above, extractor hood over and built in dishwasher. There is also space and plumbing for a washing machine and space for a tall free standing fridge freezer.

Lounge

16' 4" excluding recess x 11' 10" excluding recess (4.98m excluding recess x 3.61m excluding recess)

With double glazed French doors overlooking the communal gardens, two wall mounted electric panel heaters.

Main Bedroom

13' 2" x 10' 5" (4.01m x 3.17m)

Double glazed window to rear of the room overlooking communal gardens, wall hung electric radiator, door to en suite:

En Suite

Fitted with a white suite comprising of a shower cubicle, low level w/c and wash hand basin. Wall mounted heated towel rail and extractor fan.

Bedroom Two

13' 2" x 6' 3" (4.01m x 1.91m)

Double glazed window to rear of the room with a wall mounted electric panel heater.

Bathroom

White suite comprising of a bath with hot and cold taps, low level w/c and wash hand basin, benefiting from having a heated towel rail and extractor fan.

Vendors Notes

Length of lease 125 years with 104 remaining.

Ground rent: £305 per annum as of 1 Nov 24.

Service charges: £251.59 PCM.

All charges are approx. and subject to change.









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

Council Tax
 Band: C

Service Charge:
 3019.08

Ground Rent:
 305.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR106998

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2003. 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.

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