



**Connells**

Bread And Meat Close  
Warwick

# Bread And Meat Close Warwick CV34 6HF

for sale offers over  
**£230,000**



## Property Description

A charming two bedroom apartment with stunning views and no onward chain. The property comprises, entrance hall, open plan lounge/kitchen/diner, two double bedrooms with the primary bedroom benefiting from an ensuite, a family bathroom and allocated parking for once car. The property further benefits from stunning views and lovely communal grounds with a seating area.

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.

## Approach

Accessed via secured gated car park for vehicle or pedestrian. Access to apartment is via a communal locked entrance door.

## Entrance Hall

With wall mounted storage heater, carpet flooring and loft hatch providing access to a assumed partially boarded loft space.

## Lounge

11' 3" x 18' max ( 3.43m x 5.49m max )

With television point, carpet flooring, double glazed window and Juliet doors to the front elevation.

## Kitchen

11' 2" x 7' 3" max ( 3.40m x 2.21m max )

Fitted kitchen with wall and base mounted units with complimentary worksurfaces over, stainless steel one and a half bowl sink and drainer unit, tiling to splashback areas, space and plumbing for dishwasher, space and plumbing for washing machine, electric oven, electric hob with cooker hood over, integrated fridge freezer and double glazed window to front elevation.



## Bedroom One

12' 10" x 10' 7" max ( 3.91m x 3.23m max )

With double built in wardrobe, television point, wall mounted electric storage heater, carpet flooring and double glazed window to the rear elevation.

## En Suite

Being fitted with a white suite comprising a low level wc, wash hand basin, shower cubicle, extractor fan and tiling to splashback areas.

## Bedroom Two

9' x 8' 10" ( 2.74m x 2.69m )

With wall mounted electric storage heater, carpet flooring and double glazed window to the rear elevation.

## Bathroom

Partially tiled bathroom being fitted with bath with mixer taps, chrome heated towel rail and extractor fan.

## Parking

Allocated parking space.













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](http://www.focalagent.com)

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**T 01926 403308**  
**E [warwick@connells.co.uk](mailto:warwick@connells.co.uk)**

14 High Street  
 WARWICK CV34 4AP

**EPC Rating: B**

Tenure: Leasehold

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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

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