



Connells

Birch Meadow Close
WARWICK

Birch Meadow Close WARWICK CV34 4TZ

for sale offers over
£220,000



Property Description

This modern apartment offers everything you need for spacious, comfortable living. There is a large lounge through diner, with a Juliet balcony, a kitchen with ample storage and worktop space, two light and airy double bedrooms and a family bathroom. The primary bedroom further benefits from its own Juliet balcony and ensuite!

This superb property is set amongst gorgeous communal gardens and boasts two secure parking spaces located in the underground garage. This property also offers peace and quiet, as it does not share any of its walls with any neighbours.

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.

Entrance Hall

Laminate flooring, loft hatch and store cupboard housing boiler.

Lounge Diner

18' 9" x 12' 2" (5.71m x 3.71m)

Juliet balcony with lovely green views and laminate flooring.

Kitchen

11' x 8' 3" (3.35m x 2.51m)

Fitted with a range of wall and base units with work surface over, oven, hob and extractor fan, space for fridge freezer and washing machine, laminate flooring and window to rear.

Bedroom One

11' 8" x 11' 6" (3.56m x 3.51m)

Juliet balcony, ensuite and laminate flooring.

Ensuite

Shower, low level flush WC, wash hand basin, full basin to ceiling mirror, towel radiator and tiled flooring.

Bedroom Two

11' 8" x 9' (3.56m x 2.74m)

Window to front with lovely views of gardens and laminate flooring.

Family Bathroom

Shower over bath, wash hand basin, low level flush, WC, tiled flooring and towel radiator.

Communal Gardens

There are stunning communal grounds made up of a range of mature trees and shrubs, lawn and patio areas. There is plenty of picturesque scenery to enjoy.

Parking

Two underground allocated parking with lift access.

Vendors Notes

All electric heaters were replace in 2021/2022.

Lease Details

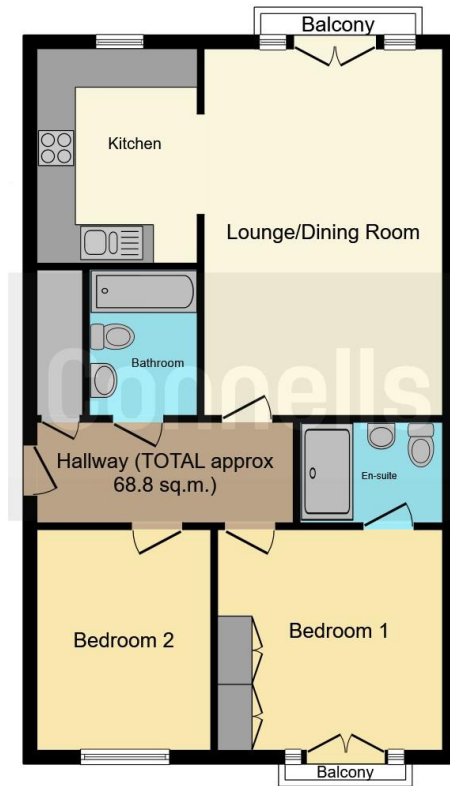
125 years from 1st November 2003.

Ground Rent: £147.50 every 6 months.









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:
 2161.90

Ground Rent:
 295.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107303

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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