



## 2 Bed Apartment

62 Birch Meadow Close  
Warwick  
CV34 4TZ

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £190,000



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IN OUR OPINION, THIS APARTMENT IS GREAT VALUE FOR MONEY AND ONE OF THE BEST CURRENTLY FOR SALE - VERY SENSIBLE PRICE - PLEASE READ MORE - A RARE\* and special two bedroom apartment enjoying RARE\* LIFT ACCESS DIRECT to the car park and providing it's own allocated UNDERGROUND car parking space. The apartment enjoys a HUGE living room, fitted kitchen, two bedrooms and bathroom with shower. The property benefits from a LONG LEASE and viewings are warmly recommended.

**COMMUNAL ENTRANCE**

with telephone security link opens into the communal reception hall with staircase rising to the first floor landing together with lift also rising to each floor together with the underground car parking area. This is unique to this apartment block.

Private front door opens into the

**PRIVATE RECEPTION HALL TO THE APARTMENT**

with two useful storage cupboards off and further cupboard housing the hot water tank.

**LARGE LOUNGE/DINING ROOM**

with double glazed patio doors and matching side windows opening onto the Juliet balcony affording attractive views beyond, two panel heaters and television network connection point.

**FITTED KITCHEN**

with roll edge work surfacing incorporating a one and a quarter bowl stainless steel single drainer sink with mixer tap and a four ring electric hob. Base units beneath incorporating the electric oven, Whirlpool full-size dishwasher and housing for washing machine. Space for a larger style fridge freezer, two eyelevel wall cupboards with cooker hood.

**MASTER BEDROOM**

with attractive laminate flooring, electric panel heater, and double glazed window overlooking the woods.

**BEDROOM TWO**

has an electric panel heater and double glazed window affording views over the woods.

**BATHROOM**

has a white suite with panel bath having shower and screen together with wash hand basin, low level WC, extractor fan and heated towel rail.

**MEADOW CLOSE COMMUNAL LAWN AND GARDENS**

**PARKING**

There is an allocated underground car parking space which enjoys lift access up to near the apartment.

**GENERAL INFORMATION**

The property is leasehold with a 125 year lease from 1st November, 2003 - 106 years remaining.

The Service Charge is £3,033.

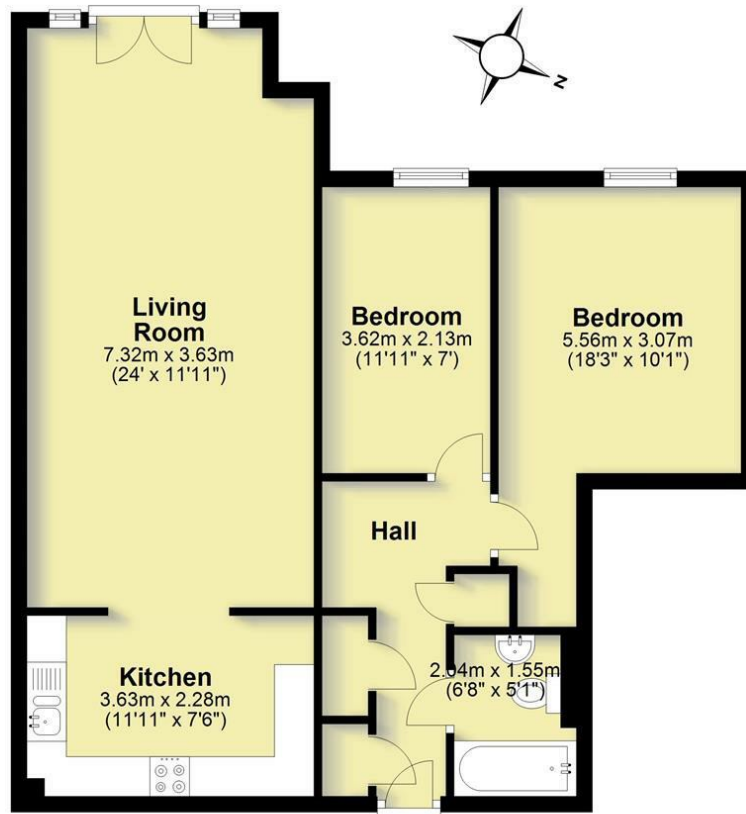
Ground Rent is £295.

All mains services are connected except gas.



## First Floor

Approx. 67.7 sq. metres (729.2 sq. feet)



Total area: approx. 67.7 sq. metres (729.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total area does not include the Garden Office

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CONTACT

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