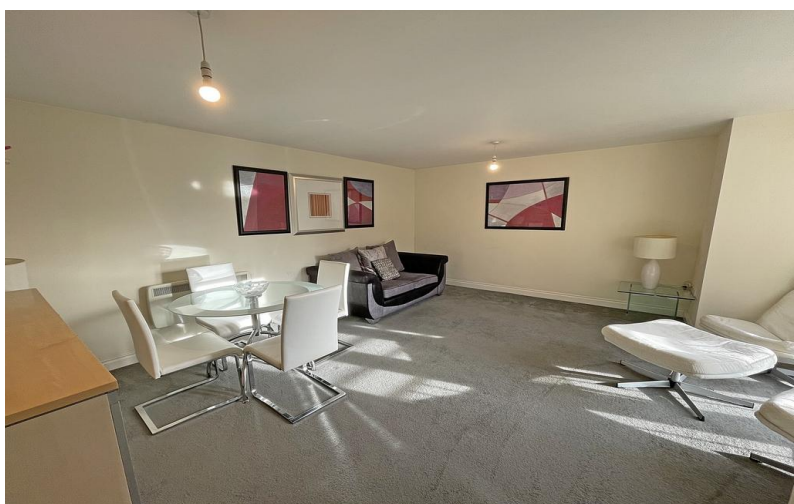


FOR SALE



Birch Meadow Close, Warwick

2 Bedrooms, 2 Bathroom, Apartment

Offers Over £180,000


MARTIN&CO



- Two double bedrooms
- Spacious open plan living
- En-suite master bedroom
- Juliet Balcony
- Lift access
- Secure underground parking
- Walking distance to town
- No chain

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000. A modern, bright and spacious second floor apartment, perfectly situated for all the bars, restaurants and shops that Warwick town centre has to offer just a short walk away. Set back from the main road in this sought after development the property benefits from two double bedrooms, spacious living area, en-suite master bedroom, lift access, fantastic communal gardens and secure underground parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



APPROACH Set back from the main road and accessed through the communal gardens leading up to the communal entrance door.

COMMUNAL ENTRANCE With entrance door to the front, well maintained and presented communal area with stairs rising and lift access to all floors. The apartment is located on the second floor and the door to the apartment is located on the second floor landing.

ENTRANCE HALLWAY With wooden door from the communal landing, wall mounted electric panel heater, telephone entry system, cupboard housing hot water heating system and doors leading into the open plan living room, bedrooms and bathroom.

KITCHEN 11' 8" x 5' 7" (3.56m x 1.7m) With a range of wall and base mounted units with complementary work surface over incorporating a stainless steel sink and draining unit, integrated dishwasher and washer dryer, built in electric oven with four ring hob and stainless steel cooker hood above, space for fridge freezer and tiled splashback.

LIVING ROOM 15' 2" x 11' 11" (4.62m x 3.63m) With double glazed window and French doors over-looking the gardens, two wall mounted electric panel heaters, television and telephone point, spacious storage cupboard with light and housing electric fuse box.



PRIMARY BEDROOM 13' 1" x 10' 5" (3.99m x 3.18m) With double glazed window to the rear, wall mounted electric panel heater, television aerial point and door leading to the en-suite.

EN-SUITE White suite with shower cubicle with wall mounted shower controls and shower above, low level W/C, wash hand basin, tiling to the walls and floor, shaver point, heated towel rail, spotlights and extractor fan.

BEDROOM TWO 13' 1" x 6' 6" (3.99m x 1.98m) With double glazed window to the rear and wall mounted electric panel heater.

BATHROOM White suite with panelled bath, low level W/C, wash hand basin, tiling to the walls and floor, shaver point, heated towel rail, spotlights and extractor fan.

TENURE The property is leasehold with a 125 year lease from 2003 with an annual ground rent of £270.00. The service charge is approximately £170.00 per month, this information should be checked and verified by your legal representative.





Martin & Co Leamington Spa **01926 889 054**
 38 Hamilton Terrace • Holly Walk • Leamington Spa •
 CV32 4LY <http://www.martinco.com>
 T: 01926 889 054 • E: leamingtonspa@martinco.com



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.