





SUPERB ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT offering spacious and well-appointed accommodation plus the benefit of allocated parking. This popular development is conveniently situated a few minutes from the historic county town centre and easily accessible to the A46, junction 15 of the M40 motorway plus Warwick and Parkway rail stations, providing excellent commuter links—energy rating C.

Location

Situated within a well regarded modern development, just walking distance to the town centre, Warwick Station and Warwick Parkway,

giving access to Birmingham and London on the Chiltern line. Easy access is also afforded to other major centres including Leamington Spa, Stratford upon Avon, Coventry, Kenilworth and Solihull. The nearby junction 15 of the M40 gives access to the Midlands motorway network, and Birmingham International Airport is within easy reach.

Communal Entrance

Having a security entry system, stairs to the First floor landing. Private solid wood entrance door opening to:

Hall

Through the front door is an open hall which

offers access to a large walk-in cupboard housing the water tank and provides useful storage space. Doors to the bathroom, bedroom and open plan kitchen and living room.

Open Plan Kitchen and Living room/ Diner 16'11" x 18'3" (5.16m x 5.56m)

The Kitchen offers a range of base and eye-level units, an integrated dishwasher, space and plumbing for the washing machine. Integrated oven with ceramic four-ring stove top and a stainless steel chimney cooker hood above.

The open-plan Living/ Dining area has electric



heaters, and natural light through three double-glazed windows to the front aspect.

Double Bedroom

12'0" x 10'2" (3.68m x 3.12m)

With built-in full-height mirror-fronted wardrobes providing ample hanging rail and storage space, and an electric heater. There is a large double-glazed window to the rear aspect.

Bathroom

White three-piece suite of panel bath which accommodates a fixed shower head and a shower screen. The walls are tiled around the splashback areas including the pedestal wash hand basin and WC. Wall mirror. wall-mounted heated towel rail, and extractor unit.

Outside

The Romani Close development offers private parking for residents. Car parking space No.83.

Tenure

The property is LEASEHOLD. SERVICE CHARGE: Currently approximately £1,740 per annum
GROUND RENT: N/A. FIXTURES & FITTINGS: Included in the sale price are all the items of fixtures and fittings mentioned in these sales particulars.

Services

All mains services are understood to be connected except gas. NB We have not tested the

heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax and EPC

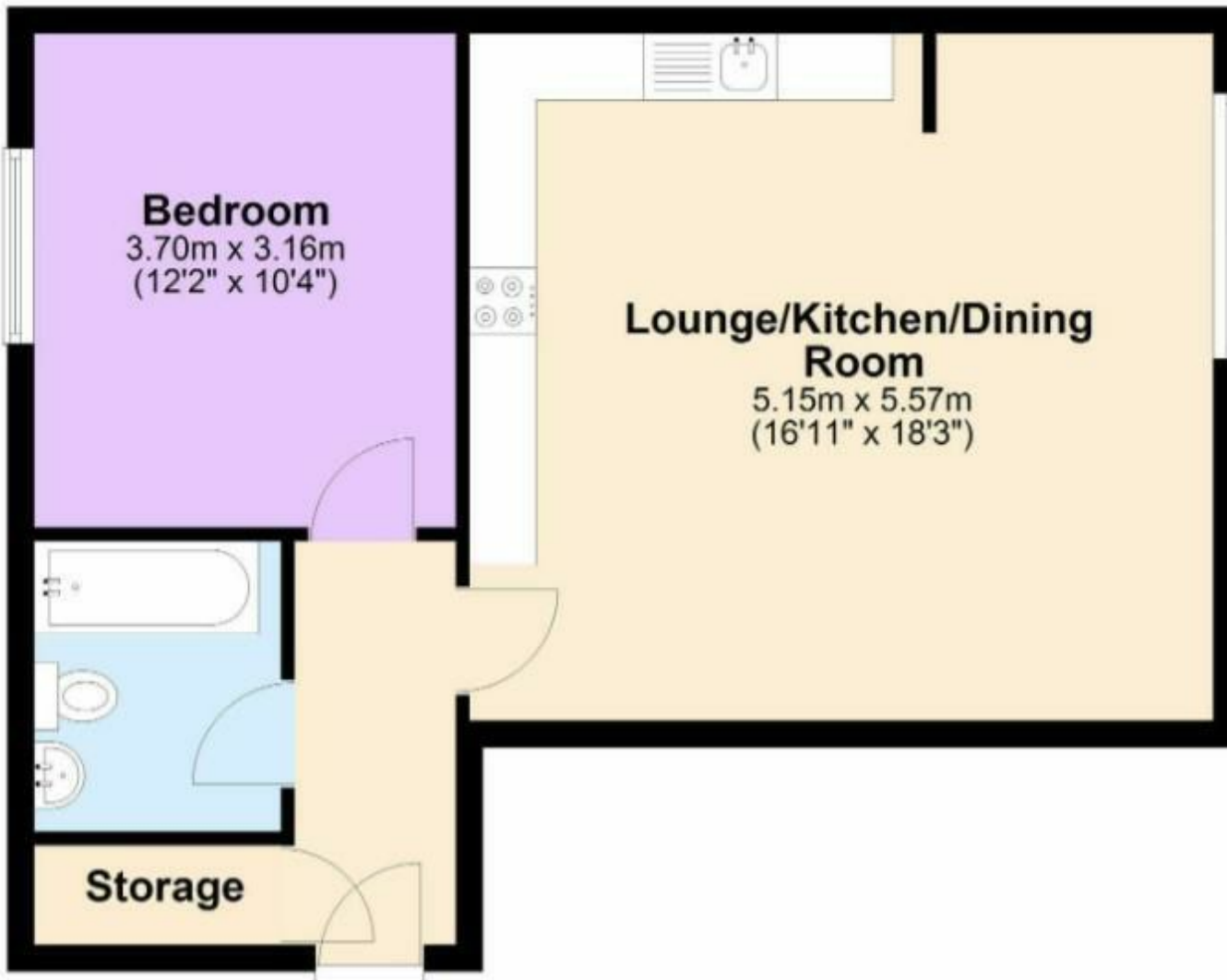
The property is in Council Tax Band "B" and has an EPC rating of C

Postcode

CV34 4TY

First Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



Total area: approx. 50.8 sq. metres (546.5 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN