







A spacious two bedroom coach house apartment situated on popular Chase Meadow development. The apartment benefits from a private entrance door, entrance hall with direct access to the garage, light and airy open-plan living room with well equipped kitchen off, two good bedrooms, bathroom, garage and parking. Energy rating C.

#### Location

Chase Meadow is conveniently located close to Warwick town centre. There is a good selection of local amenities which include a Doctor's Surgery, community centre, pharmacy, convenience store, two takeaways & a public house/eatery. Schooling for all ages is also within walking distance.

Warwick town centre has various shopping and recreational facilities, together with the world-famous Warwick Castle. There are a variety of state and private schools to suit all requirements. Commuting is easy, with regular trains from Warwick Station, Warwick Parkway & Leamington Spa to Birmingham & London Marylebone. The motorway network is easily accessible via junction 15 of the M40 giving access to Birmingham, the North, London and the South.

#### Approach

Through solid entrance door into:

#### Ground Floor Entrance Lobby

Radiator, stairs rising to First Floor Landing. Door to Garage.

#### First Floor Landing

Wall mounted Nest thermostat control, radiator, two double glazed windows to rear aspect. Built-in double door linen/storage cupboard which accommodates the Worcester gas fired boiler. Doors to:

#### Open-plan Lounge/Dining Kitchen

5.41m x 5.35m max

#### Kitchen Area

Range of matching base and eye level units, worktops and tiled splashbacks with inset single drainer sink unit with mixer tap. Built-in electric oven and four ring gas hob with extractor unit over, integrated dishwasher, space and plumbing for washing machine. Housing for fridge/freezer, double glazed window. Door revealing a pantry cupboard with matching floor.





### Living Space

Two radiators, uplighters and double glazed windows to front and rear aspects.

### Bedroom One

13'6" x 7'6" (4.12m x 2.30m)

Built-in double door wardrobe, access to roof space, radiator, double glazed window to front aspect.

### Bedroom Two

10'2" x 8'10" (3.12m x 2.71m)

Built-in double door wardrobe, radiator, double glazed window to front aspect.

### Bathroom

White suite comprising bath with Mira shower system over with glass shower screen, pedestal wash hand basin, WC. Tiled floor, shaver point, extractor fan, double glazed window.

### Outside

#### Garage

18'2" x 8'9" (5.56m x 2.67m)

Which is approached from Lee Meadowe, having an electric garage door, power and light, outside tap, storage/bin store, service door to Entrance Hall and parking space in front of the garage.

#### Tenure

The property is Leasehold with vacant possession upon completion of the purchase. Leasehold is 189 years from 1st January 2003. Service Charge is approximately £1,609.10 PA. There is a Peppercorn ground rent. This is for information purposes only and must be verified by a Solicitor.

### Services

All mains services are understood to be connected. 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, cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

### Council Tax

The property is in Council Tax Band "C" - Warwick District Council

### Postcode

CV34 6DJ

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office  
17-19 Jury St,  
Warwick  
CV34 4EL

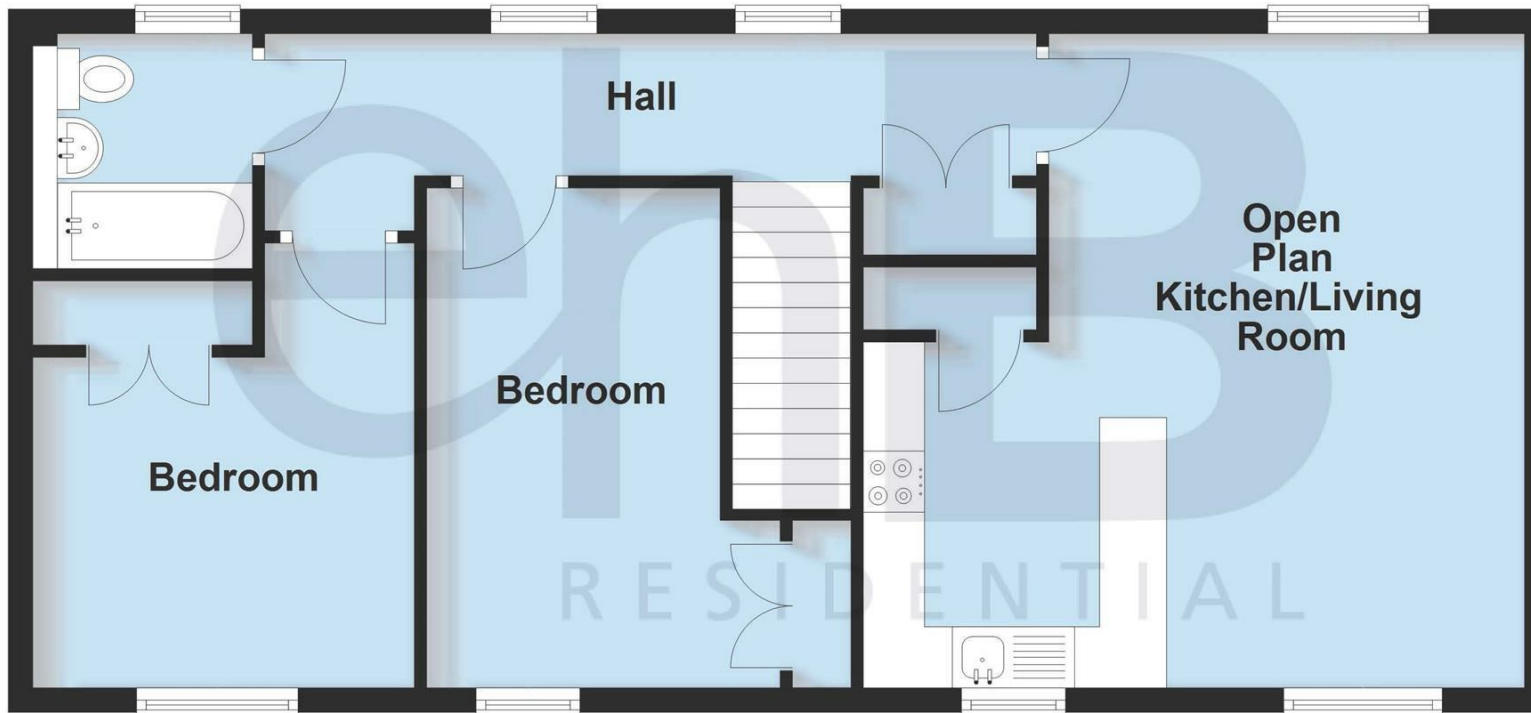
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

## First Floor

Approx. 65.2 sq. metres (702.3 sq. feet)



Total area: approx. 65.2 sq. metres (702.3 sq. feet)

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