







Available mid-July is this, bright studio apartment with plentiful storage, situated in a most convenient location within walking distance of Warwick town centre. Benefiting from allocated parking.

UNFURNISHED.

EPC C

Comprising entrance hall with two large double storage cupboards, living area with dual aspect windows, kitchen with appliances and shower room.



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## Ground Floor

Approx. 27.9 sq. metres (300.6 sq. feet)



Total area: approx. 27.9 sq. metres (300.6 sq. feet)

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

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

01926 499540 • [ehbresidential.com](http://ehbresidential.com)

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>		
(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		
	69	79
England & Wales		
EU Directive 2002/91/EC		

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