







Available now is this spacious modern ground floor apartment which has recently been redecorated throughout.

Situated within easy walking distance of Warwick town centre and comprising: main entrance door with secure entry phone system, communal hallway, private hall, good sized living room, fully fitted kitchen with appliances, bathroom and two double bedrooms with integrated wardrobe to the master.

On street permit parking available through WDC.

Unfurnished

Sorry, no pets

#### Reception Hall

Having storage heater, and doors to :

#### Living Room

12'1" x 11'0" (3.69 x 3.35)

Having a Creda storage heater, double glazed window, private entrance door directly onto the Saltisford, and an arched opening to:

#### Kitchen

9'3" x 8'10" (2.83 x 2.68)

Having a range of modern matching base units and wall cupboards with complementary work surfaces and having integrated sink unit with mixer tap, integrated four ring electric hob



with oven below and extractor fan above,  
fridge freezer and washing machine.

#### Double Bedroom One

14'6" x 9'3" (4.41 x 2.81)

Having a wall mounted electric heater, built in  
wardrobes and a double glazed window,

#### Double Bedroom Two

11'10" x 8'7" (3.61 x 2.62)

Having storage heater, built in wardrobes and  
a double glazed window.

#### Bathroom



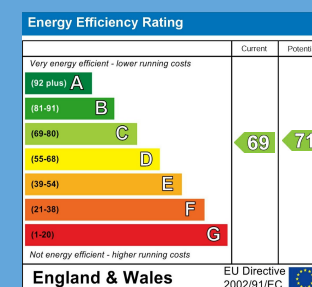
Having a white suite comprising panel bath  
with shower over, pedestal wash hand basin  
and low level W.C.,, and towel rail.

## Your Property - Our Business

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

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

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



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