





Available December 2025 This modern two double bedroom ground floor apartment situated within this highly regarded and well maintained development close to the town centre.

Car Port and Second Parking Space.

Communal Entrance Hall

Sitting Room

14'6" x 13'7" (4.42 x 4.14)

Front door. Entry system. Radiator. Cable T.V. and telephone point. Telephone point. T.V. aerial point. T.V. Stand. Sealed unit double glazed window to rear. Laminate flooring. Door to inner hall.

Opening to :

Kitchen

6'11" x 12'0" max (2.11 x 3.66 max)

Modern kitchen units. Inset single drainer

stainless steel sink unit with mixer tap attachment and cupboard space under. Four base units. Natural woodblock work surfaces and walls tiled around the splash areas. Double and two single wall units with under lighting. Woodblock breakfast bar. Beko fridge/freezer, Zanussi electric oven with hob and grill pan and stainless steel chimney cooker hood over. LG washer/dryer, Zanussi dishwasher. Wall mounted Vaillant Ecotecpro combination gas fired central heating boiler.



Built-in full height shelved storage cupboard.
Potterton digital central heating programmer.
Sealed unit double glazed window to front.

Inner Hall

Radiator.

Bedroom One

9'0" x 9'3" (2.74 x 2.82)

Built-in double wardrobe with sliding doors.
Radiator. Sealed unit double glazed window to front.



Bedroom Two

9'0" x 9'4" (2.74 x 2.84)

Radiator. Sealed unit double glazed window to rear.



Bathroom

Modern white suite. Panelled bath with Triton T80xr shower over. Semi-inset wash hand basin with cupboard under. Close coupled w.c. Radiator. Sealed unit double glazed windows.



Outside



Covered car port plus additional car standing space.
Particularly well maintained communal gardens.

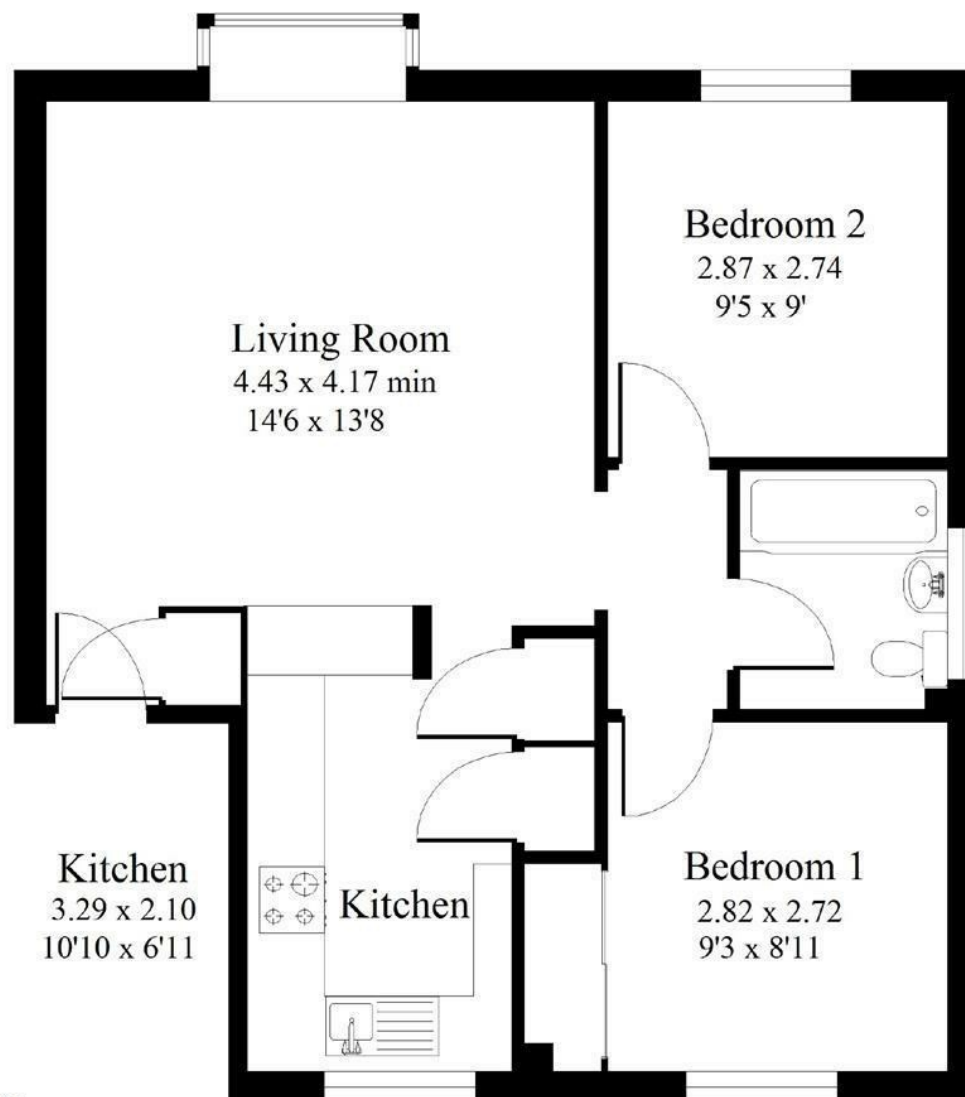
- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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

01926 499540 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



Floor plans are for illustration purposes and are not to scale.

Plan Your Move Ltd.
© 2010 01926 409428