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52, Bread And Meat Close, Warwick

Price Guide  
£218,000





This spacious, two-bedroom, top-floor apartment is set in a secure gated development adjacent to Warwick Racecourse, comprising: Entrance hall, two good bedrooms one with en-suite, open-plan living/dining/kitchen, principal bathroom, secure allocated parking spaces, walking distance from Warwick town centre. EPC C.

#### Location

Bread and Meat Close is an attractive gated development of executive-style apartments in a location convenient for Warwick Town Centre. The development is gated and offers easy access to Warwick Racecourse.

#### Communal Entrance

Security entry and post box. Stairs rise to the second floor where only apartment 52 is located,

#### Approach

Through solid entrance door into:

#### Entrance Hall

Wood effect floor, wall-mounted electric heater, downlighters. Built-in cloaks/storage cupboard which accommodates the hot water cylinder, wall mounted entryphone system. Doors to:

#### Living Room

18'0" x 11'3" (5.51m x 3.45m)  
Matching floor, two wall-mounted electric heaters, wall lights, wide double-glazed splay bay window to front aspect. Opening to:

#### Fitted Kitchen

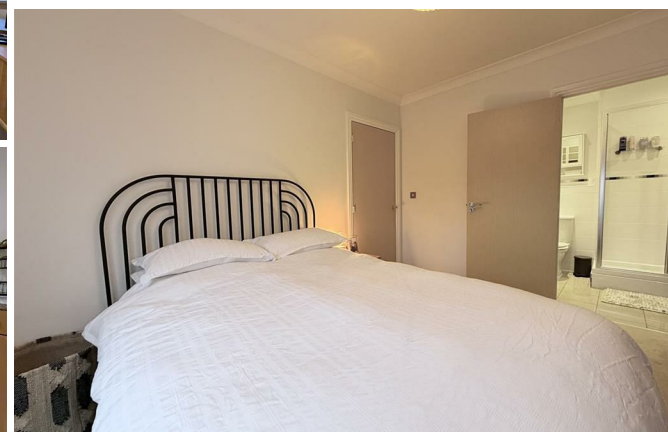
11'3" x 7'2" (3.45m x 2.20m)  
Having a range of matching base and eye level units, complementary worktops, tiled splashbacks with inset single drainer sink unit with mixer tap and rinse bowl. Built-in AEG electric oven with microwave over, AEG induction hob with an illuminated extractor unit over. Integrated fridge/freezer, washing machine and dishwasher.

#### Bedroom One

12'11" x 10'2" (3.95m x 3.12m)  
Wall mounted electric panel heater, coving to ceiling, double glazed window. Door to:







#### En-Suite Shower

6'6" x 6'2" (2.00m x 1.88m)

White suite comprising WC, tiled shower enclosure with shower system, pedestal wash hand basin. Tiled floor, shaver point, electric fan heater, extractor fan, and downlighters.

#### Bedroom Two

9'1" x 8'9" (2.77m x 2.68m)

Electric panel heater and a double-glazed window.

#### Bathroom

7'4" x 5'6" (2.26m x 1.70m)

White suite comprising bath with mixer tap and shower attachment, WC, pedestal wash hand basin.

Complementary tiled splashbacks, tiled floor, chrome

electric heated towel rail, downlighters, extractor fan and large vanity mirror.

#### Outside

Secure gated development with allocated parking space and communal landscaped seating area.

#### Tenure

The property is understood to be leasehold, although we have not inspected the relevant documentation to confirm this. We have been informed that the property has a 150-year leasehold interest dating from circa 2005 and is subject to an annual ground rent of £250. From 1st January 2026 to 30th June 2026, the service charge is currently £141.09 PCM. We would advise that this information be checked by your legal advisors.

#### Services

All mains services are understood to be connected with the exception of 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

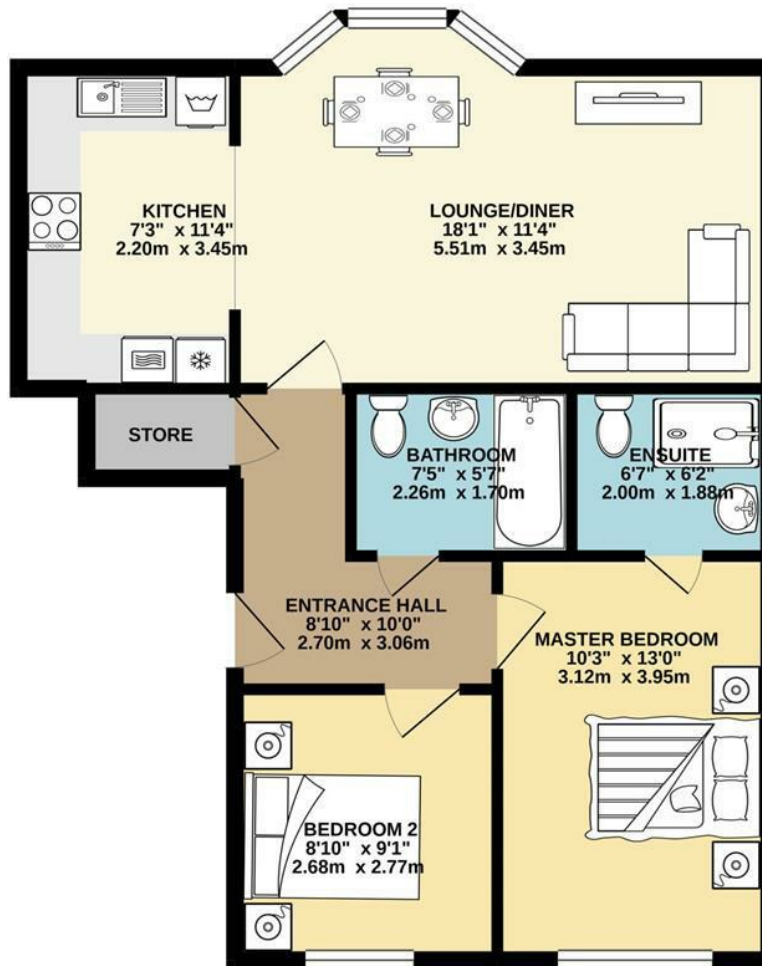
The property is in Council Tax Band "C" - Warwick District Council.

#### Postcode

CV34 6HF



GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



2 BED APARTMENT

TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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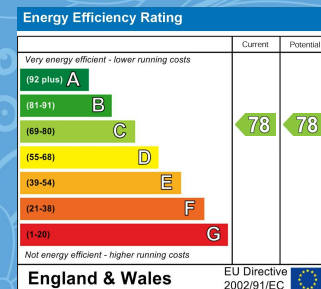
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Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

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



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