



21 Bread And Meat Close, Warwick, CV34 6HF

Asking price
£235,000



This well presented, spacious, two bedroom, ground floor apartment is set in a secure gated development enjoying views over Warwick Racecourse, comprising: Two bedrooms one with en-suite shower, impressive open-plan living room with Juliet balcony to the front, well equipped fitted kitchen with integrated appliances, principle bathroom, two allocated parking spaces, walking distance from Warwick town centre. No upward chain EPC C 73

Bread and Meat Close is an attractive development of executive style apartments in a location convenient for Warwick Town Centre. The development is gated, enjoying superb views across Warwick Racecourse and an open aspect to the front.
The accommodation is arranged as follows:

Approach

The property is approached through vehicular or personnel security gates, leading to the communal car park and the added luxury of two allocated parking spaces.

Communal Hall

Communal front door with entry system with a solid entrance door leading into the:

Reception Hall

Wall mounted entry phone system, downlighters, storage heater, deep Airing/Cloaks Cupboard housing the hot water cylinder. Doors to:

Open Plan Living/Dining Kitchen

6.61m x 4.00m plus depth of bay (21'8" x 13'1" plus depth of bay)

Living Area

Two wall mounted storage heater, TV aerial point, telephone point, double glazed window and double glazed French doors with double glazed side screens providing views of the Racecourse.

Kitchen Area

Range of matching base and eye level units, complementary worktops and splashbacks. Inset single drainer sink unit with mixer tap and rinse bowl, Ceramic hob with extractor unit over, AEG oven with



microwave over, Bosch slim-line dishwasher, integrated fridge/freezer and washer/dryer, tiled floor, downlighters and a double glazed window.

Bedroom One

4.27m x 2.76m (14'0" x 9'1") Wall mounted electric panel heater, TV aerial point, telephone point, double glazed window to front aspect. Door to:

En-Suite

White suite comprising bath with mixer tap and shower attachment, WC, pedestal wash hand basin, tiled floor and splashbacks, downlighters and extractor fan.

Bedroom Two

3.09m x 2.26m (10'2" x 7'5") TV aerial point, telephone point, wall mounted electric panel heater and a double glazed window.

Bathroom

White suite comprising bath with mixer tap and shower attachment, WC, pedestal wash hand basin, tiled floor and splashbacks, downlighters and extractor fan.

Outside

There are two allocated parking spaces accessed through secure electric security gates.

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 leasehold interest of 150 years dating from 2007, and is subject to an annual ground rent of £150 .00 per annum. There is also an annual service charge of £1217.00. We would advise that this information be checked by your legal advisors.

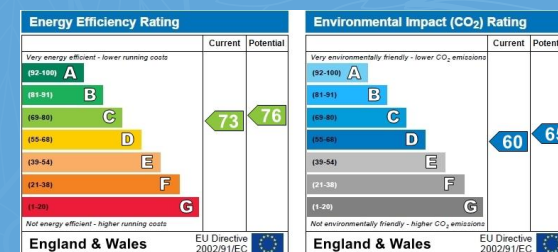
Services

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 any warranties in this respect. Interested parties are invited to make their own enquiries.

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