

BIRCH MEADOW CLOSE, WARWICK CV34 4TZ



A PERFECTLY PROPORTIONED AND WELL PRESENTED, TWO DOUBLE BEDROOM, GROUND FLOOR APARTMENT WITHIN AS EASY WALK TO WARWICK TOWN CENTRE. OFFERED WITH NO UPWARD CHAIN.

- **Modern Ground Floor Apartment**
 - **Two Double Bedrooms**
- **En-Suite Shower Room and Family Bathroom**
 - **Living Dining Room**
 - **Modern Fitted Kitchen**
- **Underground, Secure Parking Space with Lift Access**
 - **No Upward Chain**
 - **Easy Access to Town Centre**
- **Fabulous First Time Buy or Investment Property**
 - **EPC - TBC**

2 BEDROOMS

PRICE GUIDE £210,000

Welcome to Birch Meadow Close, Warwick - a charming apartment that offers the perfect blend of comfort and convenience.

This delightful property boasts a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. With two cosy bedrooms, including a main bedroom complete with fitted wardrobes and an en-suite shower room, you'll have plenty of space to unwind and recharge.

One of the standout features of this apartment is the underground secure parking space with lift access, providing both convenience and peace of mind. Say goodbye to the hassle of searching for parking - your designated spot awaits you.

Located in a prime spot, this property offers easy access to the town centre, ensuring that you're never far from all the amenities and attractions that Warwick has to offer. Whether you're looking to explore local shops, dine at charming cafes, or simply enjoy a leisurely stroll, everything you need is right at your doorstep.

With no upward chain, this apartment presents a fantastic opportunity to make it your own without any delays. Don't miss out on the chance to call Birch Meadow Close home - schedule a viewing today!

Entrance

Entrance to the property is via a communal hallway to the front door. The solid front door opens up in to the private entrance hall. Having wood effect flooring and neutral décor to walls and ceiling, electric heater to wall, secure entry phone, two light points to ceiling and white painted doors leading in to all rooms, including the large storage cupboard which houses the hot water tank and has a light point to ceiling.

Living Dining Room 18'7" x 12'0" (5.670m x 3.676m)

Having a continuation of the flooring and decor, white UPVC, double glazed, double French doors to rear elevation leading out in to the communal garden. Two light points to ceiling, two electric heaters to wall, and a large, square, open archway which leads in to the modern fitted kitchen.

Kitchen 8'4" x 11'0" (2.561m x 3.358m)

Having a continuation of the flooring and décor, white UPVC double glazed window to rear elevation overlooking the communal gardens, light point to ceiling and heater to kick board. The kitchen is fitted with mainly base units with a handle less frontage and a black Corian work surface, integrated appliances of a slim line dishwasher, washer dryer, electric oven, ceramic induction hob with a glass splash back and a stainless steel extractor over and a stainless steel sink with a modern hot and cold mixer tap with drainer set in to the worksurface and a free standing fridge freezer.

Bedroom One 11'2" x 9'6" (3.404m x 2.914m)

Carpeted to floor and with a continuation of the neutral décor to walls and ceiling. White UPVC, double glazed, double French doors to front elevation leading out in to the communal gardens, light point to ceiling, electric heater to wall and a run of white fronted, fitted wardrobes providing a huge amount of storage. White painted door which leads in to the en-suite shower room.

En-Suite Shower Room

Having cushioned flooring and neutral décor, light point and extractor to ceiling. Fitted with a white, heated towel rail, white low level WC, white pedestal wash hand basin with chrome hot and cold mixer tap with useful shelf above and shaver point, walk in shower with shower panelling to walls and fitted with chrome shower controls and attachments.

Bedroom Two 11'7" x 9'1" (3.547m x 2.783m)

Carpeted to floor and with a continuation of the neutral décor to walls and ceiling. White UPVC, double glazed, window to front elevation overlooking the communal gardens, light point to ceiling and an electric heater to wall.

Family Bathroom

Having cushioned flooring and walls being tiled to full height around the bath and shower area, light point and extractor to ceiling. Fitted with a white, heated towel rail, white low level WC, white pedestal wash hand basin with chrome hot and cold taps, shaver point and a white bath with chrome hot and cold taps with the benefit of chrome shower controls and attachments.

Outside

Allocated parking space in an secure, underground car park with lift access direct in to the communal entrance hall of the building.

Attractive gardens to front and rear.

Services

Please note there is no mains gas connected. We believe all other services are connected.

Tenure

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

Length Of Lease: 104 years remaining

Annual Ground Rent Amount: £270

Current Service charge - £249

Council Tax

We understand the property to be Band C.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.







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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk