

SIR THOMAS WHITE CLOSE, WARWICK CV34 5EN



A TWO BEDROOM GROUND FLOOR APARTMENT WITHIN WALKING DISTANCE OF WARWICK TOWN CENTRE WITH ONE ALLOCATED PARKING SPACE.

- **Ground Floor Apartment**
 - **Large Lounge/Diner**
- **Master Bedroom With En-Suite**
 - **Further Double Bedroom**
- **One Allocated Parking Space**
 - **Available: Immediately**
- **Restrictions: No smoking. No pets.**
 - **Current EPC Rating: 72 (C)**
 - **VIEWING RECOMMENDED**
 - **CLOSE TO TOWN CENTRE**

2 BEDROOMS

£1,150 PER MONTH

A TWO BEDROOM, light and airy ground floor apartment within walking distance to Warwick town centre. Accommodation in brief; large living/dining room leading to fitted kitchen, master bedroom with en-suite and fitted wardrobes, family bathroom. Ideal for a couple.

This property also benefits from one allocated parking space. Sorry No Pets

Entrance Hall

A wide and inviting hallway greets you as soon as you walk in. There is an electric storage heater and an intercom system as soon as you walk in. Also there is a large cupboard which houses the water tank and fuse box but has plenty of space for useful storage. There are solid wooden doors leading to all rooms.

Living/Dining Room 16'7"×12'8" (5.060*3.884)

This large room is flooded with light courtesy of the two large double glazed window to the rear elevation and the slightly smaller single double glazed window as well. There is neutral decor to the walls and ceiling and carpeted to floor, with blinds and curtains already fitted to give the occupant privacy, there are also various sockets, an electric storage heater and an open archway leading into the kitchen.

Kitchen 8'8"×8'3" (2.644*2.531)

Fitted with a range of wood effect wall and base units providing plenty of storage, this kitchen includes all the mod cons including an integrated electric oven and hob with extractor above, dishwasher, washer/dryer and freestanding fridge/freezer,

Bedroom 2 11'8"×8'4" (3.565*2.555)

Two double glazed windows to the front elevation allow lots of natural light to permeate the room which is fitted with an electric storage heater

Master Bedroom 8'4"×12'10" (max measurements) (2.562*3.922 (max measurements))

Two double glazed windows to the front elevation, electric storage heater, fitted double wardrobes,

Master Bedroom En-Suite

Fitted with a white 3 piece suite comprising of walk-in shower, low level W/C and a wash hand basin. The room is tiled to half height around the sink and toilet and extending to full height around the walk-in shower.

Bathroom

Tiled to half height around the the sink and low level W/C and bath. The room also benefits from an electric storage heater and a mirror above the sink.

Entrance to the property is via a beech effect solid door which leads into the Entrance Hall.

Outside

One allocated parking space.

Lettings Disclaimer

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Tax Band

The Council Tax Band is Band C

