



**Connells**

Birch Meadow Close  
Warwick



## Property Description

A gorgeous home providing a wealth of natural light, excellent storage and more! This two bedroom apartment is located on the first floor and can be accessed via the stairs or the communal lift. This property comes with secure parking and no onward chain.

The entrance hall leads through to the spacious kitchen with built in appliances for a sleek finish. There is plenty of cupboard and worktop space, ideal for food preparation. The lounge diner features a Juliet balcony overlooking the beautifully maintained communal gardens.

There are two well sized double bedrooms with the primary bedroom benefiting from stylish built in wardrobes and its own en-suite. There is a separate family bathroom with a large fitted mirror - perfect for getting ready for the day.

## Location

Birch Meadow Close is an exclusive development well situated in the heart of Warwick. The property is a short 10 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick town offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

If you are a National commuter, you will be glad to know that the M40 Motorway network is a few minutes away and Warwick Parkway Park and Ride offers trains directly to and from London and Birmingham along the Chiltern Line. Bus links and road links are fantastic and a short 15 minute walk down the canal takes you to Warwick Parkway Train Station

This location is perfect for health care professionals that work at Warwick Hospital as it is no more than a ten minute walk away. Also the location will suit employees of Jaguar Land Rover as it is conveniently located for all four sites.

## Entrance Hall

Airing cupboard, Telecom and laminate flooring.

## Lounge

16' 6" x 15' 9" ( 5.03m x 4.80m )

Juliet balcony overlooking garden, laminate flooring.

## Kitchen

10' 6" x 7' 9" ( 3.20m x 2.36m )

Fitted with a range of wall and base units with work surface over, tiled to splashback, built in washing machine, dishwasher, oven, hob and extractor fan. Space for fridge freezer and laminate flooring.

## Bedroom One

13' 2" x 10' 6" ( 4.01m x 3.20m )

Wardrobes with matching drawers and full length mirror, laminate flooring.

## Ensuite

Shower, WC, wash hand basin, full width mirror and laminate flooring.

## Bedroom Two

13' 2" x 6' 6" ( 4.01m x 1.98m )

Window to side and laminate flooring.

## Bathroom

Wash hand basin, WC, towel rail, laminate flooring, full length mirror and bath.

## Outside

One allocated parking space.

## Vendors Notes

Length of lease - 125 Years with 103 remaining.

Ground Rent - £250 per annum.

Services Charges - £2040 per annum.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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14 High Street  
 WARWICK CV34 4AP

EPC Rating: C    Council Tax  
 Band: C

Service Charge:  
 2040.00

Ground Rent:  
 250.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WAR107440 - 0004