



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. A lease extension is pending; once this is through, new lease details will be provided.

#### 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

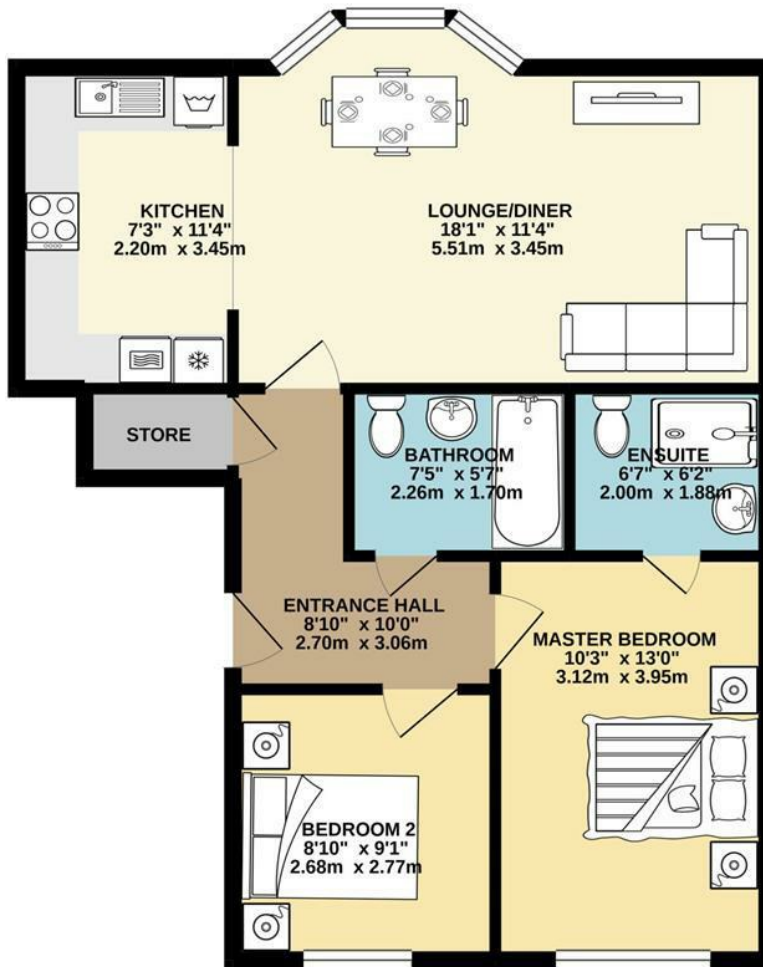
The property is in Council Tax Band "C" - Warwick District Council.

#### 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.  
Made with Metropix ©2021

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

**IMPORTANT NOTICE** ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.