

## BREAD AND MEAT CLOSE, WARWICK CV34 6HF



- Immaculately Presented
- Two Double Bedrooms
  - Two Bathrooms
- Adjacent to Race Course
- Close to Warwick Town Centre
  - Allocated Parking Space
    - Unfurnished
    - EPC - C
  - Council Tax Band - C
- Available end of August

**2 BEDROOMS**

**£1,200 PER MONTH**

Immaculately Presented, Ground Floor, Two Bedroom Apartment, adjacent to Warwick Racecourse and Walking Distance to Local Amenities.

The property is comprised in brief of an entrance hall with storage cupboard, which leads to a fitted kitchen with integrated whitegoods to include a fridge / freezer, washing machine, dishwasher, electric oven and hob. Bright and spacious open plan living room with attractive bay window.

Two double bedrooms, the principle bedroom includes the benefit of built-in mirrored wardrobes and en-suite, three-piece bathroom with shower cubicle. Additional family bathroom with bath.

One allocated parking space, and visitor parking available.

Available end of August on an unfurnished basis.

Sorry, no pets permitted.





| 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<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |