





Property Description

A one bedroom apartment ideally located in the sought after location of Chase Meadow, Warwick. With no onward chain.

The property in brief comprises, entrance hall, open plan layout with spacious lounge diner and modern kitchen with plenty of storage and worktop space, a light and airy double bedroom and white-suite bathroom. There is also an allocated parking space.

Alder Meadow is ideally located for easy access to local shops and amenities, Warwick racecourse, golf course and parks for nice walks nearby. The property is a short 5 minute drive or 1.6 miles into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

The property is a 7 minute drive to St Michael's Hospital and a short 9 minute drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

Entrance Hall

Cupboard housing boiler and electrics, laminate flooring.

Open Plan Living

21' 10" x 11' 4" (6.65m x 3.45m)

Lounge

Window to rear and laminate flooring.

Kitchen

Fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, oven, hob, extractor fan, dishwasher, washer/dryer, space for fridge and tiled flooring.

Bedroom One

11' 1" x 10' (3.38m x 3.05m)

Window to rear and carpeted flooring.

Bathroom

Bath with shower over, WC, wash hand basin, mirror, pat tiled and laminate flooring.

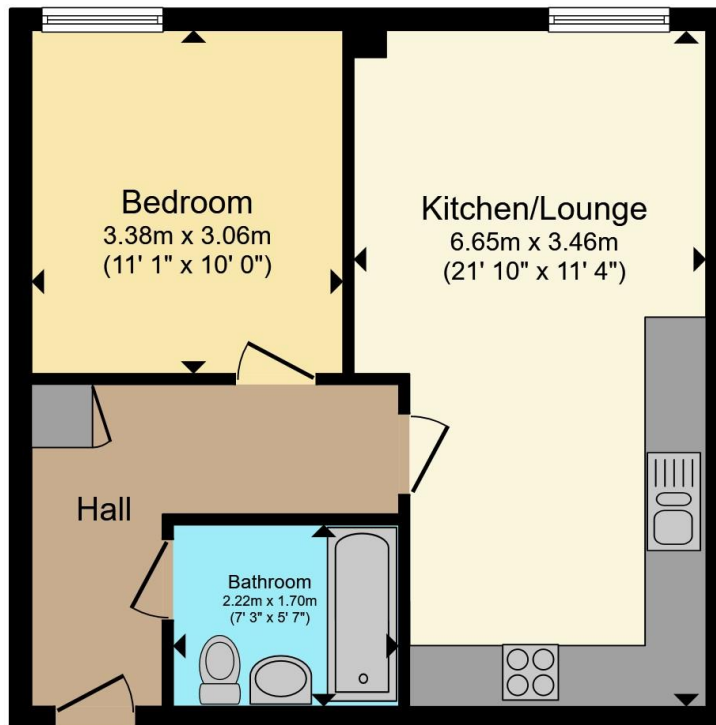
Parking

One allocated parking space.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 44.0 m² (474 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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14 High Street
WARWICK CV34 4AP

EPC Rating: C Council Tax
Band: B

Service Charge:
1398.00

Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107711

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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