

BELVOIR!

Offers Over £229,950



7 Andrews Close

, Warwick CV34 5GF

Chain Free | Open Views | Sunny Balcony | Two Parking Spaces & Garage

Offered for sale with no onward chain, this exceptional second-floor apartment enjoys attractive open views, a private balcony with afternoon and evening sun, and the rare advantage of two allocated parking spaces positioned directly outside the apartment entrance, in addition to a separate garage. Beautifully presented throughout, the property offers spacious and versatile accommodation, making it an excellent choice for professionals, downsizers, first-time buyers, or investors alike in this highly convenient location between Warwick and Leamington Spa.

WWW.BELVOIR.CO.UK



Total area: approx. 46.6 sq. metres (501.6 sq. feet)

ACCOMMODATION

The heart of the home is a bright and welcoming open-plan lounge and dining area, with sliding doors opening onto the private balcony, creating an excellent space for both relaxing and entertaining. The contemporary kitchen is fitted with a range of sleek gloss units, quality worktops, and integrated appliances, providing a stylish and practical environment for everyday living.

The principal bedroom benefits from fitted mirrored wardrobes and a modern en-suite shower room, while the second double bedroom offers versatile accommodation and would work equally well as a guest bedroom, home office, or nursery. A modern, fully tiled family bathroom completes the accommodation.

Further benefits include double glazing, ample storage, well-maintained communal areas, and the rare advantage of both allocated parking and a separate garage.

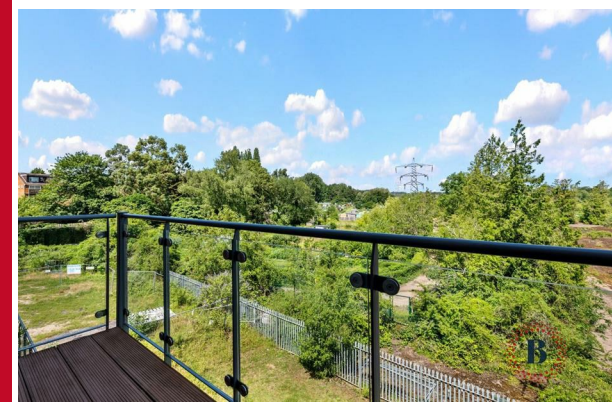
Conveniently located between Warwick and Leamington Spa, the apartment is ideally positioned for access to a wide range of amenities including supermarkets, cafés, restaurants, parks, and highly regarded schools. Excellent transport links are close at hand, with easy access to the A46, M40, and Warwick Parkway railway station, offering direct services to Birmingham, London, and beyond.

Combining stylish modern living with excellent practicality and a highly convenient location, this exceptional apartment presents a fantastic opportunity to acquire a move-in-ready home in a sought-after residential setting.

Key Features

- No Onward Chain
- Attractive Open Views
- Private Balcony with Afternoon and Evening Sun
- Two Double Bedrooms
- En-Suite Shower Room and Separate Family Bathroom
- Two Allocated Parking Spaces
- Separate Garage
- Excellent Access to Warwick, Leamington Spa, A46, M40 and Warwick Parkway Station
- Sought-After Residential Development

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



01926 422251
22-23 Denby Buildings, Regent Grove,
Leamington Spa, Warwickshire, CV32 4NY
Email: amy.cunningham@belvoir.co.uk
www.belvoir.co.uk



BELVOIR!

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.