



GODFREY-PAYTON
CHARTERED SURVEYORS



46 Birch Meadow Close

Warwick, CV34 4TZ

£204,500



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, Warwick, CV34 4TZ

This two bedroom top floor apartment sits in a residential development with easy access to Warwick town centre and the A46.

The property benefits from lift access, a parking space in an underground car park and communal gardens

Inner Hallway

Living Room

15'2" x 11'9" (4.64 x 3.60)

Carpeted living space with 'Juliet' balcony having double UPVC doors, two light points and various plug sockets and TV point

Kitchen

14'11" x 5'6" (4.57 x 1.69)

Stainless steel sink unit, range of wall and base units with integrated electric oven and hob

Bedroom One

13'1" x 10'5" (4.0 x 3.2)

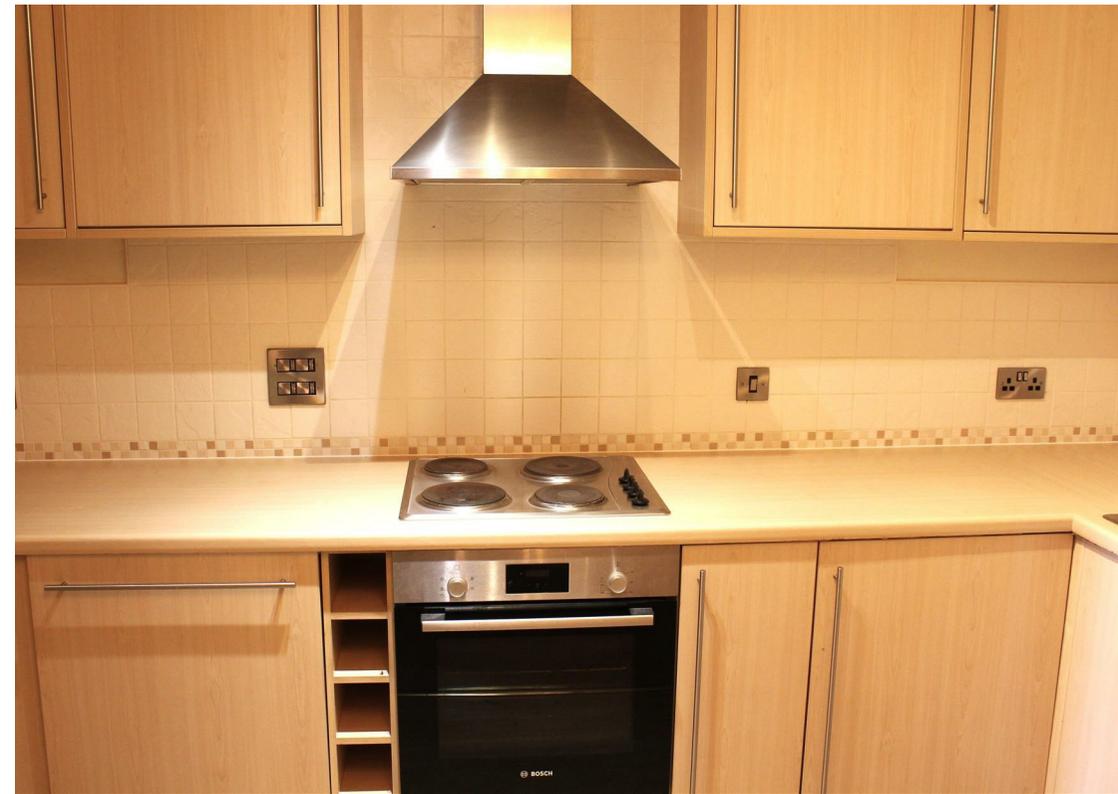
Bedroom Two

13'1" x 6'6" (4.0 x 2.0)

Bathroom

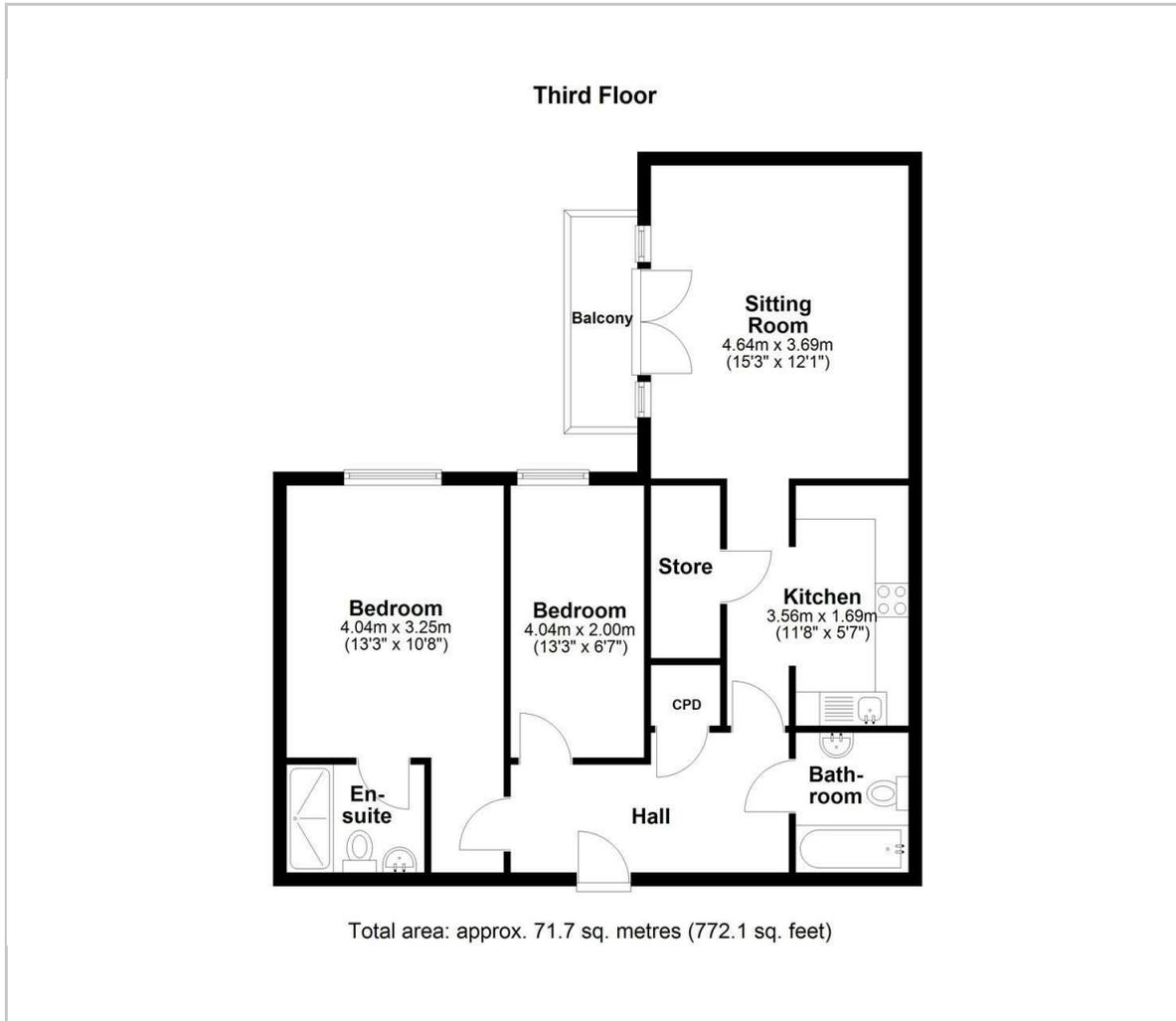
6'7" x 5'8" (2.03 x 1.74)

with panelled bath and shower over, WC and wash hand basin





Floor Plan



Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

