

Connells

Birch Meadow Close
Warwick

Birch Meadow Close
Warwick CV34 4TZ

for sale shared ownership

£80,000







Property Description

FIRST TIME BUYER OPPORTUNITY This light and airy first floor apartment comprises, entrance hall, spacious lounge with French doors, modern kitchen with integrated appliances, family bathroom, two good size bedrooms with the primary bedroom benefiting from having an Ensuite.

Birch Meadow Close is an exclusive development well situated in the heart of Warwick. The property is a short 10 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick town offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

If you are a National commuter, you will be glad to know that the M40 Motorway network is a few minutes away and Warwick Parkway Park and Ride offers trains directly to and from London and Birmingham along the Chiltern Line. Bus links and road links are fantastic and a short 15 minute walk down the canal takes you to Warwick Parkway Train Station

This location is perfect for health care professionals that work at Warwick Hospital as it is no more than a ten minute walk away. Also the location will suit employees of Jaguar Land Rover as it is conveniently located for all four sites.

Entrance Hall

Access via a solid entrance door, storage cupboard, airing cupboard to water tank, wall mounted electric heater, wall mounted entry system and carpeted flooring.

Lounge

Double glazed French doors to rear elevation with Juliet balcony and lovely views, carpeted flooring and two wall mounted electric heaters.

Kitchen

Fitted with a range of wall and base units with work surface over, stainless steel bowl sink and drainer, 4 ring induction hob, integrated electric oven, new integrated dishwasher and new washer/dryer, vinyl flooring.

Bedroom One

Double glazed window to rear elevation, carpeted flooring, wall mounted electric heater and door to ensuite.

Ensuite

Modern ensuite fitted with a shower cubicle with glass screen, wash hand basin, WC, vinyl flooring and wall mounted electric heater.

Bedroom Two

Double glazed window to rear elevation, carpeted flooring and wall mounted electric heater.

Bathroom

Panel bath with mixer taps and shower head feature, wash hand basin, WC and vinyl flooring.

Parking

Allocated underground private parking and access to communal bike store.

Buyers 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.

Southern Housing Information

Service charge - £391.07 PCM

Ground rent - One peppercorn as stated in the lease. Please ask for details.

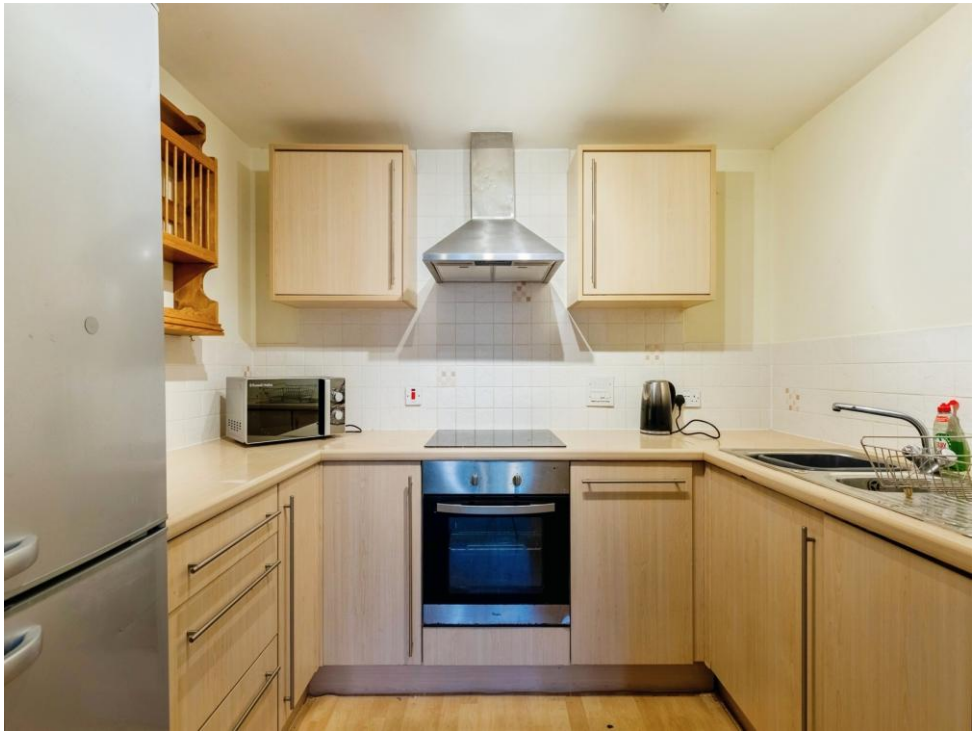















BOSCH
Russell Hobbs



First Floor

Total floor area 68.0 m² (732 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: C

Service Charge: 4692.84

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107921

This is a Leasehold property with details as follows; Term of Lease 102 years from 01 Nov 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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