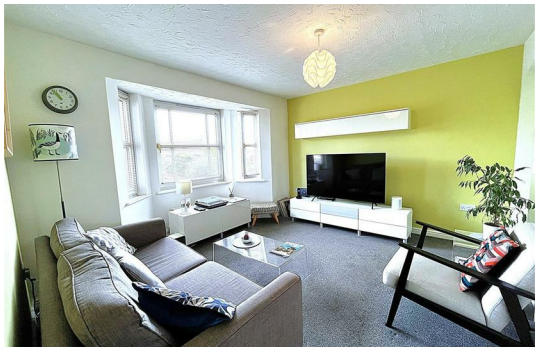

# Spacious two bed apartment

14 Bromhurst Way
Chase Meadow
Warwick
CV34 6NS

MARGETTS
ESTABLISHED 1806

**Price Guide £190,000**

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## Price Guide £190,000

**A well-presented and generously sized two-bedroom first floor apartment, ideally located for easy access to the M40 and A46. Offering bright and spacious accommodation, the property features an open-plan lounge, dining area and kitchen, a master bedroom with en-suite, a second bedroom, and a family bathroom. Enjoying lovely views, this property is perfect for commuters and first-time buyers alike. Early viewing is highly recommended to appreciate the space on offer.**

### Communal Entrance
Secure intercom entry system to the building, with stairs leading to the first floor.

### Entrance Hall
Intercom handset, radiator, and access to a storage cupboard.

### Lounge
12'2" x 11'11" max
Double glazed window to the rear aspect, carpeted flooring, two radiators, telephone and television points, arched opening leading to the dining area.

### Dining Room
10'2" max x 7'10" max
Double glazed window to the front, radiator, storage cupboard, and arched access to the kitchen.

### Kitchen
9'6" max x 7'9" max
Fitted kitchen comprising a range of wall and base units, with two double glazed windows to the side aspect. Features include a one-and-a-half bowl stainless steel sink with drainer, work surfaces with tiled splashbacks, electric oven, gas hob with extractor hood over, and space/plumbing for a washing machine and fridge freezer, vinyl flooring and Worcester boiler.

### Bedroom One
14'4" max x 9'10" max
Double glazed window to the front, two built-in wardrobes, radiator, and television and telephone points.

### En-Suite Shower Room
6'2" max x 6'2" max
Fitted with a shower cubicle, wash hand basin, and low-level WC. Part tiled walls, extractor fan, shaver point, and heated towel rail.

### Bedroom Two
8'7" max x 8'9" max
Double glazed window to the rear and radiator.

### Family Bathroom
7'1" x 6'6" max
Comprising a bath with mixer tap, wash hand basin, and low-level WC. Part tiled walls, extractor fan, and heated towel rail.

### Outside
Two allocated parking spaces.

### General Information
The lease has been extended to 125 years from 1st January 2026.
Ground rent is currently £125 per annum.
The annual service charge is approximately £1,900.

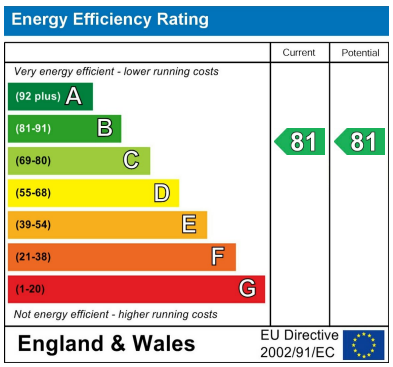
**14 Bromhurst Way, Chase Meadow, Warwick, CV34 6NS**

# First Floor

Approx. 61.9 sq. metres (665.9 sq. feet)

Total area: approx. 61.9 sq. metres (665.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact





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