

34 Andrews Close

Warwick CV34 5GF

Guide Price £264,000

34 Andrews Close

Perfectly positioned on the first floor, this immaculately presented two-bedroom apartment offers modern, move-in ready accommodation with the added benefit of a large balcony overlooking open views. This home represents an ideal opportunity for first-time buyers, professionals, or investors seeking a low-maintenance home in a prime Warwick location.

Entering the property via a welcoming entrance hall with two storage cupboards, you are led to a bright and airy living space that has been tastefully decorated throughout. The contemporary kitchen features integrated appliances and ample storage, creating a great space for cooking and entertaining. Both bedrooms are doubles, with the primary bedroom also benefiting from wardrobes and an en suite shower room. Also having a family bathroom.

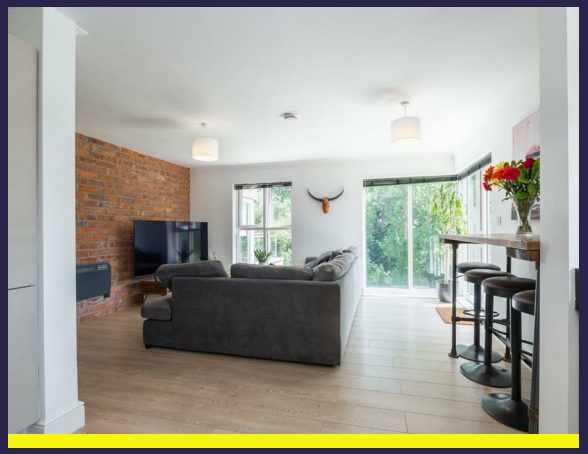
The balcony, which extends the full length of the flat, offers a great outdoor space perfect for enjoying morning coffee or evening drinks while taking in the views to the rear. This valuable addition effectively extends the living space during warmer months and provides a delightful spot for container gardening.

Call us today for more information or to book in an internal viewing.

Features

- No Onward Chain
- First Floor Accessed By Lift
- Modern Two Bedroom Apartment
- Balcony Area With Stunning Views Of The River Avon
- Private Parking Space
- Quiet And Scenic Location
- Well Located Between Warwick Town And Royal Leamington Spa
- Kitchen With Integrated Appliances
- Two Bathrooms







LOCATION

Andrews Close is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated 'outstanding' and is only a short walk away, as well as Myton School Ofsted rated 'good'.

The location is perfect for national commuters and is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

The property is within a short 5 minute drive or 25 minute walk of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of high street and independent shops, as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events. The property is also ideal for easy access into Leamington Spa and all of its shops and amenities.

ENTRANCE

Having a secure intercom system to the apartment which then leads you towards the stairs and lift.

ENTRANCE HALL

Having doors to adjacent rooms and two storage cupboards.

LOUNGE

4.86m x 3.80m (15'11" x 12'5")
With television and telephone points, 'Crafted Oak' laminate flooring, exposed brick feature wall, two double glazed windows and door leading out to the balcony.

KITCHEN

3.57m x 2.17m (11'8" x 7'1")
Fitted with black laminate worktop surfaces, black glazed porcelain floor tiles, a Smeg stainless steel double oven, an electric Smeg touch control four ring hob with stainless steel chimney hood, a Smeg integrated fridge freezer, a new fully integrated washer/dryer installed in 2025, a fully integrated Smeg dishwasher and a double glazed window.

MASTER BEDROOM

5.66m x 2.60m (18'6" x 8'6")
Having spotlights, space for bedroom furniture, built-in wardrobes and a door leading to the;

EN SUITE SHOWER ROOM

2.58m x 1.41m (8'5" x 4'7")
Fitted with wall and floor tiles, shower cubicle, low level WC, a sink unit, a shaver point and a heated towel rail.

BEDROOM TWO

4.88m x 2.38m (16'0" x 7'9")
Having space for bedroom furniture and a double glazed window.

FAMILY BATHROOM

2.74m x 1.64m (8'11" x 5'4")
Fitted with wall and floor tiles, low level WC, a sink unit, a white smart bath unit with a shower mixer, hinged bath shower screen, heated towel rail and a shaver point.

PARKING

Having secure and allocated parking for one vehicle.

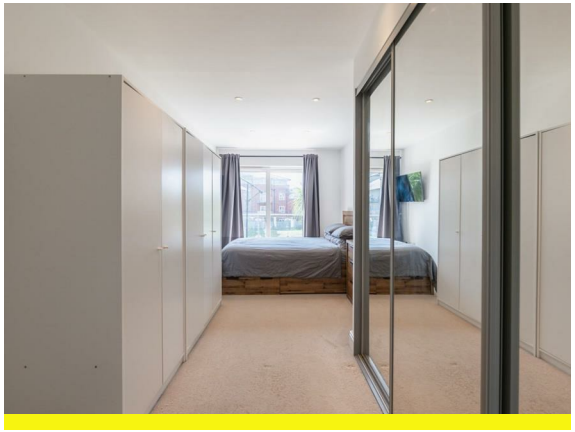
LEASE INFORMATION

The property is of leasehold tenure. The vendor has informed us that there are around 116 years remaining on the lease, the service charge is £2,000 per annum (paid half every 6 months) and the ground rent is £250 per annum. It is the buyers responsibility to check this via their chosen solicitors.

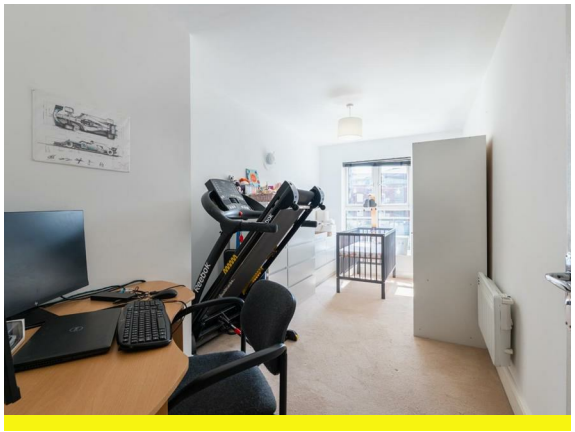
DIRECTIONS

Postcode for sat-nav - CV34 5GF

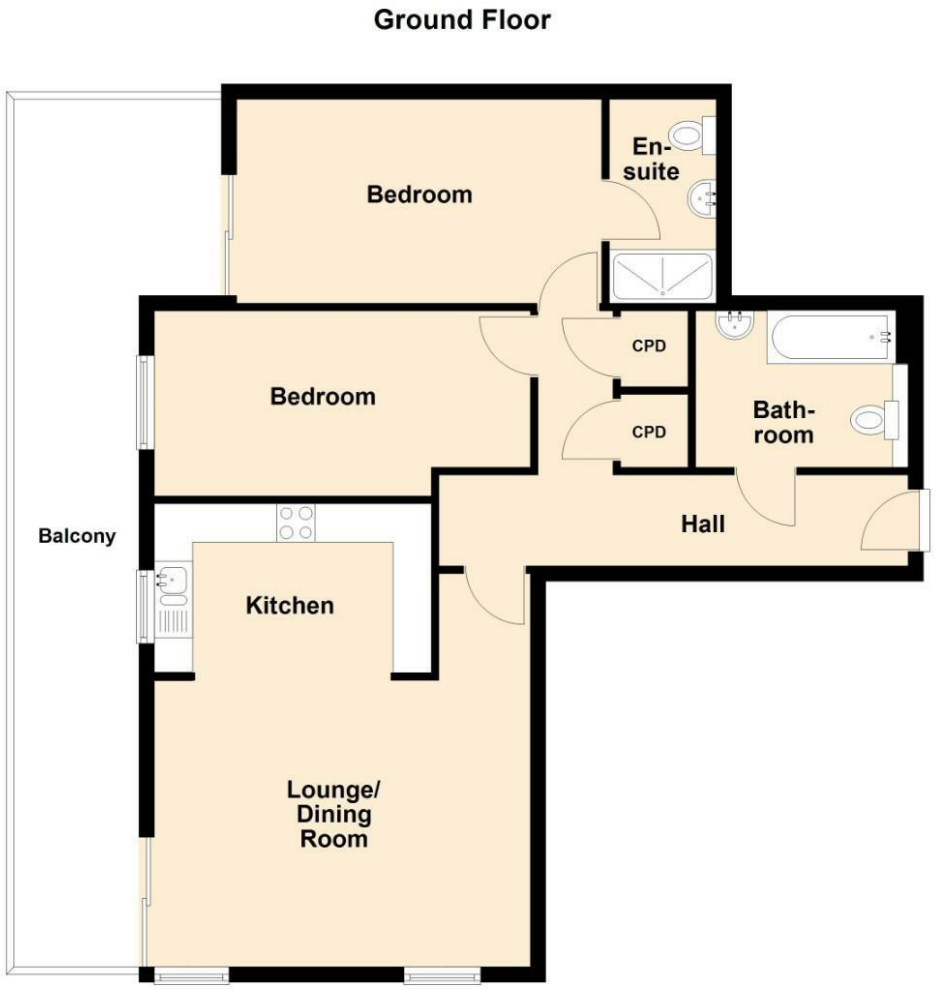








Floorplan



General Information

Tenure

Leasehold

Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

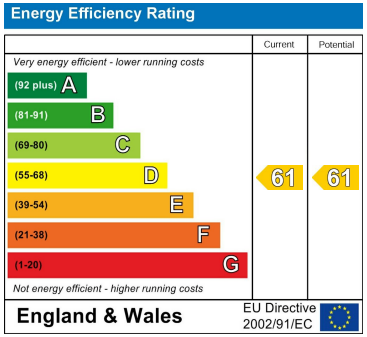
Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council





Contact us

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