



Connells

Andrews Close
Warwick

Andrews Close Warwick CV34 5GF

for sale offers over
£260,000



Property Description

The lovely home is located on the first floor which can be accessed by stairs or the communal lift. This luxury apartment features a stunning open plan layout with plenty of natural light and excellent storage throughout. This gorgeous home features off road parking in the secure underground car park, NHBC warranty and is being sold with no onward chain.

There is a modern kitchen with ample worktop space and integrated appliances, presenting a sleek finish. The light and airy lounge diner boasts French doors leading out onto the spacious balcony where there is space for table and chairs - perfect for enjoying your outdoor space. The balcony further benefits from stunning views overlooking the River Leam! The primary bedroom features a fitted mirrored wardrobe and an en-suite. Additionally, there is a second double bedroom and high spec family bathroom with floor to ceiling tiles and spotlights.

The 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 as 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 & 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 Hall

Store cupboard, laminate flooring and cupboard housing water tank.

Lounge Diner

20' 8" x 13' (6.30m x 3.96m)

French doors with doors leading onto the balcony with views of the river and double glazed window to rear and side.



Kitchen

13' 1" x 7' 9" (3.99m x 2.36m)

Fitted with a range of wall and base units with work surface over, oven, hob and extractor fan, dishwasher, fridge freezer and washer dryer. Spotlights, window to the side and tiled flooring.

Bedroom One

12' 10" x 12' 7" (3.91m x 3.84m)

Double glazed window to side, built in mirrored wardrobes and carpeted flooring.

En-Suite

Shower, WC, wash hand basin, tiled flooring and walls, chrome towel rail and double glazed window to side.

Bedroom Two

10' 5" x 6' 6" and recess (3.17m x 1.98m and recess)

Double glazed window to side and carpeted flooring.

Bathroom

Shower over bath, WC, wash hand basin, tiled walls and flooring, chrome towel rail and spotlights.

Balcony

Balcony with plenty of space for table and chairs, featuring gorgeous views of the river.

Parking

Allocated parking for one car in the secure, underground car park.

Buyer 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.





Total floor area 78.1 m² (840 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: D Council Tax
Band: C

Service Charge:
2463.98

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107630

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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