



One bedroom apartment

40 Alder Meadow
Chase Meadow
Warwick
CV34 6JY


MARGETTS
ESTABLISHED 1806

Price Guide £140,000

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Affording spectacular views, this delightful, spacious, top floor, one bedroom apartment is conveniently located in the heart of Chase Meadow and offers modern, well designed, one bedroom accommodation with the benefit of high ceilings and outstanding views. The property enjoys secure access and it's own allocated car parking space.

Communal front door with telephone intercom security opens to the communal staircase and hallways to the apartments.

Private door to

Apartment No. 40

SPACIOUS "L" SHAPED RECEPTION HALL

with telephone intercom handset, access to roof and large airing cupboard with slatted wood shelf and hot water tank.

CHARMING OPEN PLAN LOUNGE/DINING KITCHEN

21'11" x 11'4" max reducing to 8'0"

IN THE LIVING AREA

there is an electric radiator, TV, phone and satellite point, and double glazed sash window affording amazing views across Chase Meadow and the central lake.

IN THE KITCHEN AREA

Comprehensive range of units with work surfacing and a one and a quarter bowl, single drainer, stainless steel sink with mixer tap together with a Hotpoint electric hob. Base units incorporate an electric oven, slimline integrated dishwasher, integrated washing machine and tall larder cupboard incorporating the fridge and freezer, tiled floor, eyelevel cupboards, (two of which are illuminated) and cooker hood.

DOUBLE BEDROOM

11'3" x 10'1"

with electric radiator, noticeable high ceilings giving a spacious and airy aspect, and double glazed sash window again affording attractive views across the central lake.

APARTMENT BATHROOM

has a white suite with panel bath having a tap secured shower, low level WC, wash handbasin, tiled areas, tiled floor, heated towel rail, downlighters, extractor fan and again enjoys high ceilings.

GENERAL INFORMATION

The property is leasehold with a Lease of 150 years with a start date of 1st January, 2018 and 143 years remaining.

The service charge is £1,398.12 per annum and we understand this includes the Ground Rent.

CAR PARKING

At the side of the development there is an allocated car parking space to the property.

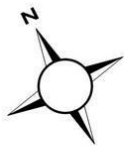






40 Alder Meadow, Chase Meadow, Warwick, CV34 6JY





Second Floor

Approx. 44.5 sq. metres (478.5 sq. feet)



Total area: approx. 44.5 sq. metres (478.5 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

