



Two bedroom, top floor apartment

**11 Shrerers Dyche
Chase Meadow
Warwick
CV34 6BX**


MARGETTS
ESTABLISHED 1806

Offers Over £200,000

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Front door with security system opens into the communal entrance and reception hall with staircase rising to the first floor landing and further staircase leading to the second floor landing.

Front door open into the

RECEPTION HALL

with telephone security intercom, radiator and access to the roof space.

APARTMENT BATHROOM

with white suite having panelled bath with a Mira adjustable shower over, wash hand basin, low-level WC with concealed cistern, radiator, and shaver point.

WELL PROPORTIONED LOUNGE/DINING ROOM

20'4" max x 13'7" reducing to 11'5"

enjoying spectacular and engaging views across the central green and lake, two double panel radiators, two double glazed windows, and archway through to the

WELL FITTED KITCHEN

13'5" x 5'9"

with roll edge work surfacing incorporating the four ring gas hob and one and a quarter bowl, single drainer, stainless steel sink unit with mixer tap. The main units incorporate the electric oven and leave space and plumbing for a dishwasher and washing machine together with space for undercounter fridge and freezer, full range of eye-level wall cupboards with cooker filter and under unit lighting, double glazed window, radiator, tiled splash backs, and door leading to the airing cupboard with insulated hot water cylinder and gas fired Worcester central heating boiler (which has recently been replaced).

MASTER BEDROOM

13'5" max x 10'6" excluding door recess

with double glazed window to the rear and double panel radiator. (The dimensions include a three door, fitted range of wardrobes with hanging rail and shelf).

REFURBISHED ENSUITE SHOWER ROOM

with fully tiled shower cubicle with adjustable shower, low-level WC, wash hand basin, single panel radiator, tiled areas and shaver point.

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TOP FLOOR ** AMAZING VIEWS

***** SHARE IN FREEHOLD ****

GARAGE ** One of the largest designs (730+sqft), and located on the top floor, enjoying spectacular views across the central green. The property benefits from a charming double bedroom, en suite shower room, apartment bathroom, large living room, kitchen, SHARE IN FREEHOLD, and GARAGE with parking space in front of the garage. Viewing very warmly recommended. This is one of the best apartments on Chase Meadow, IN OUR OPINION!



BEDROOM TWO

7'3" x 6'6" + 5'6" x 6'5"

This "L" shaped room has two double glazed windows, double panel radiator and the room enjoys views across the central green.

OUTSIDE - COMMUNAL GARDENS

The property benefits from well maintained communal areas with a driveway at the side of the property giving access to

SINGLE GARAGE AND CAR PARKING SPACE

with up and over garage door.

GENERAL INFORMATION

The dishwasher, washing machine and fridge are available at separate negotiation.

The property comes with a share in the freehold management company which owns the freehold. Presently the lease is a 99 year lease starting on the 1st of January 2003 with a ground rent of £100 per annum, however, we understand now the freehold has been purchased, the





ground rent has reduced to £1.00 (Peppercorn). We understand, the service charge is presently £1,833,54 pa.





11 Shrerres Dyche, Chase Meadow, Warwick, CV34 6BX



Second Floor

Approx. 67.8 sq. metres (730.3 sq. feet)



Total area: approx. 67.8 sq. metres (730.3 sq. feet)

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

The total area does not include the garage

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	

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