



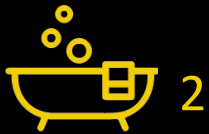
## Two bed, top floor apartment

31 Bread And Meat Close  
Warwick  
CV34 6HF

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £250,000

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**\*\*\*UNDER OFFER\*\*\*** Welcome to this bright and spacious two bedroom, top floor apartment, tucked away within a secure, gated development right beside the beautiful Warwick Racecourse. The home offers generous living accommodation throughout, including an inviting entrance hall, two well proportioned bedrooms (one with its own ensuite), a modern open plan living/dining/kitchen area, and a stylish main bathroom. The property also benefits from secure allocated parking and is just a short, pleasant stroll from Warwick town centre. EPC C.

The development features a secure entry system and well kept communal areas, including individual post boxes. Stairs lead up to the second floor, where the apartment enjoys its own private position.

**ENTRANCE HALL**

Step through the entrance door into a welcoming hallway with downlighters, a wall mounted electric heater, and a handy built-in storage cupboard housing the hot water cylinder. An entry phone system provides added peace of mind.

**LIVING ROOM**

17'3" x 13'1"

A bright and comfortable living space with electric heater, wall lights, and a lovely wide patio window and balcony that fills the room with natural light. The open layout flows seamlessly into the kitchen.

**FITTED KITCHEN**

12'5" x 7'5"

A well planned, modern kitchen offering plenty of storage with matching units, contemporary worktops, tiled splashbacks, and an inset 1 1/4 sink with mixer tap. Integrated appliances include a built-in oven and microwave, induction hob, extractor hood, fridge/freezer, washing machine, and dishwasher—perfect for convenient, everyday living.

**BEDROOM ONE**

14'3" x 10'4"

A generous main bedroom with convector heater and double glazed window, and direct access to:

**ENSUITE SHOWER ROOM**

6'6" x 6'2"

Smartly designed with a WC, tiled shower enclosure, pedestal basin, tiled flooring, extractor fan, downlighters, and a heated towel rail.

**BEDROOM TWO**

10'5" x 8'9"

A lovely second bedroom with convector heater and a double glazed window, ideal as a guest room, home office, or cosy retreat.

**BATHROOM**

A fresh, modern family bathroom complete with bath, WC, pedestal basin, tiled floors, splashbacks, towel rail, wall mounted fan heater, downlighters, extractor fan, and a large vanity mirror.



#### **OUTSIDE - PARKING**

The apartment sits within a secure gated development featuring allocated parking for two cars and well maintained, communal, landscaped seating areas—perfect for relaxing outdoors in warmer weather.



#### **TENURE AND CHARGES**

The property is leasehold, with a Lease extended to 240 years dating from 1st April, 2005 and peppercorn ground rent. The annual service charge is currently £1,787.08. Buyers should verify details with their legal advisors.

#### **SERVICES**

All mains services are connected except gas. Heating, hot water, and kitchen appliances have not been tested by the agent, so buyers are encouraged to make their own checks.



#### **COUNCIL TAX**

The property falls within Council Tax Band D under Warwick District Council.

#### **LOCATION**

Bread and Meat Close is an attractive and well maintained, gated community, made up of executive style apartments. It's fantastic position offers both peace and convenience, with easy access to Warwick town centre and the nearby racecourse—perfect for anyone who enjoys green space, leisure walks, or the buzz of local events.





31 Bread And Meat Close, Warwick, CV34 6HF



## Second Floor

Approx. 73.4 sq. metres (790.2 sq. feet)



Total area: approx. 73.4 sq. metres (790.2 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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