



## Delightful, one bed apartment

2 Birch Meadow Close  
WARWICK  
CV34 4TZ



**MARGETTS**  
ESTABLISHED 1806

**Price Guide £157,500**

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Communal front door with intercom opens into the communal reception hall with post box.

Private door opens into the apartment.

### APARTMENT RECEPTION HALL

with electric panel heater, intercom and door opening to a large walk-in cloaks/airing cupboard housing the Gledhill hot water tank.

### LIVING ROOM/DINER/KITCHEN

15'9" x 16'0"

In the kitchen area there is roll edge work surfacing incorporating a four ring electric hob, one and a quarter bowl single drainer, stainless steel sink with mixer tap. Base units beneath incorporating the integrated wash dryer and integrated full sized Whirlpool dishwasher. Electric oven, range of wall cupboards with cooker hood and space for larder style fridge freezer.

In the living area, there are two electric panel heaters, double glazed window to the front, television aerial connection point, and telephone point.

### DOUBLE BEDROOM

15'10" x 9'4"

with electric panel heater and double glazed window to the front.

### APARTMENT BATHROOM

has a white suite with panel bath, screen and shower over, low level WC, wash hand basin, towel rail, tiled floor, tiled splash backs and extractor fan.

### OUTSIDE - GARDENS

The property benefits from communal gardens.

### CAR PARKING

We understand there is an allocated car parking space, number 64.

### GENERAL INFORMATION

The property is leasehold with a long lease with approximately 102 years left to run.

Service charge is £1,947.88 per annum and ground rent is currently £245 per annum. (These figures are awaiting verification).

All main services are connected except gas.

WHITE GOODS AVAILABLE AT SEPARATE NEGOTIATION.

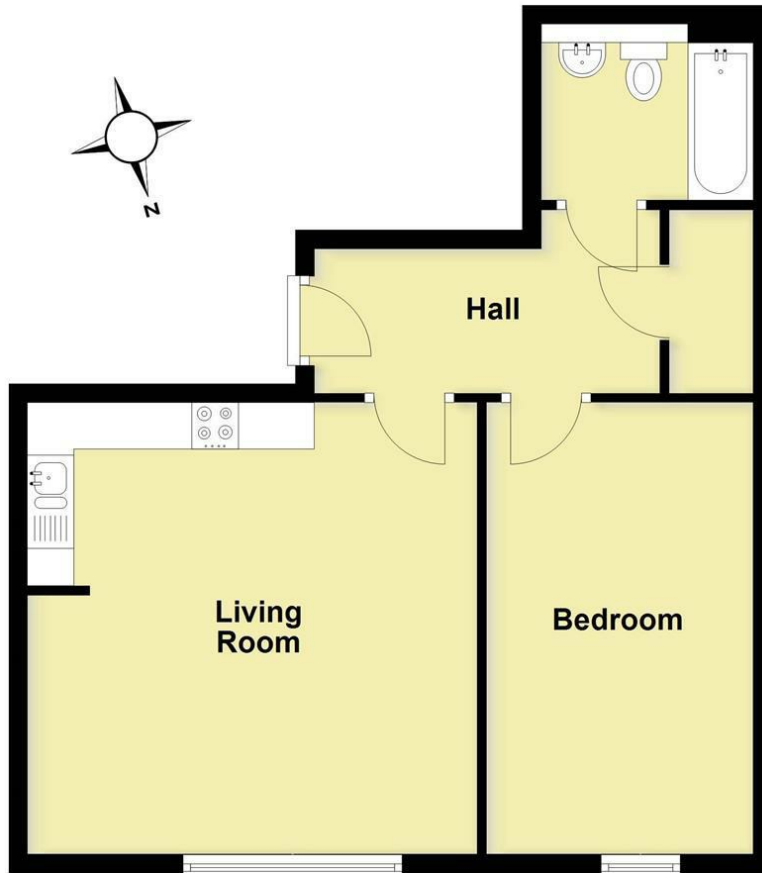
## Price Guide £157,500

**NO CHAIN.** Delightful and rare ground floor, modern, one bedroom, purpose-built apartment with allocated parking space. One of a small block of only six apartments and benefitting from a rear cycle store. Convenient for Warwick Town Centre, Warwick Racecourse, Sainsbury's, Warwick Train Station and the A46.



## Ground Floor

Approx. 51.0 sq. metres (549.4 sq. feet)



Total area: approx. 51.0 sq. metres (549.4 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>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>	<b>67</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		

### CONTACT

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