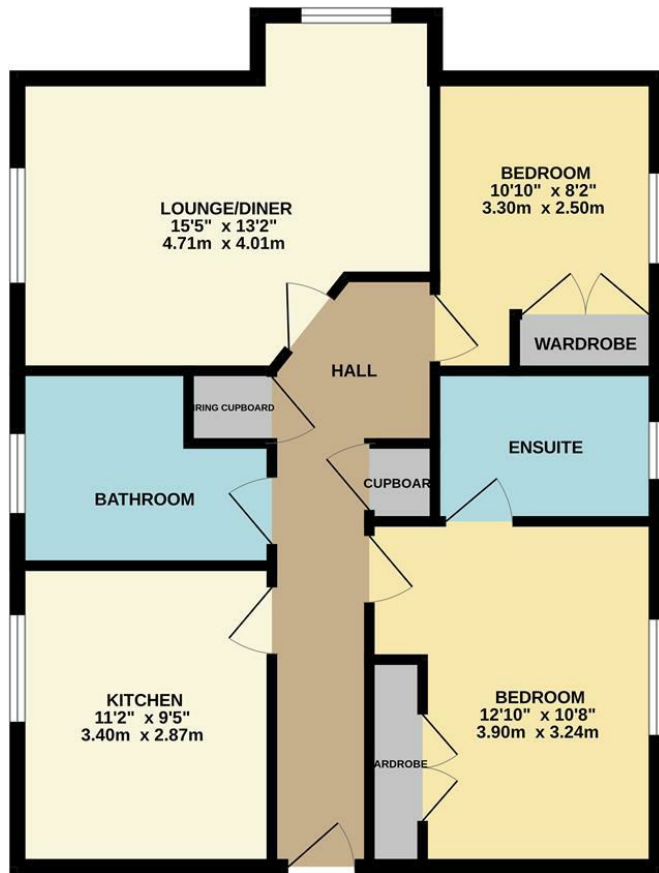


SECOND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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3 Birch End, Warwick  
Offers Over £200,000

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\*\*\*No Onward Chain\*\*\* A very well presented second floor apartment in the sought after Birch End gated development. Sold with no onward chain the property comprises entrance hall, kitchen, living room, two double bedrooms, one with ensuite and bathroom. Outside is an allocated parking space and well managed grounds.

It is worth noting that the lease has 168 years remaining and only a peppercorn ground rent each year.

Situated between Warwick and Leamington town centres and only 0.9 miles to Warwick Train Station, this is an ideal property for both first time buyers, investors alike, therefore interest is expected to be high. To avoid disappointment, call us today to arrange your own viewing.

Council Tax Band - C - £1,906 per year  
168 Year lease  
Service Charge £155 per month  
Ground Rent £0 per month  
Currently rented at £1000pcm

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