



2 Bread And Meat Close, Warwick, CV34 6HF  
Guide Price £250,000

charlesrose.

This beautifully presented ground floor apartment is located in this fantastic purpose built development with private secure gated entrance and overlooking the renowned Warwick racecourse on the edge of Warwick town centre. The accommodation benefits with having its own private front door accessed from the rear of the development and has been finished to a lovely neutral standard throughout with modern fitted kitchen and bathrooms. Upon entry in to the spacious and welcoming entrance hallway you will find a well proportioned living / dining room with bay window, a well equipped breakfast kitchen, two double bedrooms one with an en suite and a separate bathroom. Further benefits include the sale being party to no onward chain, two allocated parking spaces and despite being less than a mile to Warwick Train Station is tucked away in a peaceful corner of the development.

## LOCATION

Positioned within Bread and Meat Close which is only half a mile from the town centre of Warwick with all the offering of all amenities such as bars, restaurants, cafes, shops, St Johns Centre, Warwick Castle and many more. It is perfectly placed also to take advantage of the golf and race course together with easy access to the major road networks such as M40 and A46 for those requiring commuting to nearby towns and cities. There is also easy access to the train station.

## ON THE GROUND FLOOR

### Entrance Hallway

The welcoming entrance through the private front door access offers a bright and airy welcome into the apartment. It is decorated neutrally and has a handy storage cupboard together with doors off to all rooms within.

### Living / Dining Room

17'4" x 11'6" (5.30m x 3.51m)

This well proportioned reception room has ample room for both living and dining as showcased by the current owners. The large bay window to the front offers lots of natural light and a green outlook. The decoration is well kept and neutral throughout.

### Breakfast Kitchen

11'10" x 7'1" (3.63m x 2.16m)

This well equipped breakfast kitchen offers a range of eye level and base units finished in a birch effect. The work surfaces compliment the

cabinetry and offer tiled splash back areas, inset sink and integrated appliances including an oven, hob and extractor, a fridge / freezer, a washing machine and dishwasher. A window gives a similar green outlook to the front.

### Bedroom One 16'1" x 11'6" (4.91m x 3.51m)

This large double bedroom is located to the rear of the property and once again has been well maintained and offers a neutral colour scheme

### Ensuite 8'6" x 7'0" (2.61m x 2.14m)

This modern fitted suite with tiled flooring and splash back areas includes a large walk in shower, wash hand basin and wc.

### Bedroom Two 14'7" 10'7" (4.46m 3.24m)

This second double bedroom has also been finished to a lovely neutral standard with the added advantage of having a fitted wardrobe.

### Bathroom 7'1" x 6'2" (2.16m x 1.90m)

A modern bathroom suite having a bath with shower over, wash hand basin and wc. As the ensuite the flooring has been laid with a ceramic tile, as too have the splash back areas.

## OUTSIDE

### Front

To the front of the apartment its unique access with pathway and communal gardens lead from the parking areas all the way to the main and private front door access. There is a lovely green outlook on offer adding to the charming positioning of this apartment.

### Rear

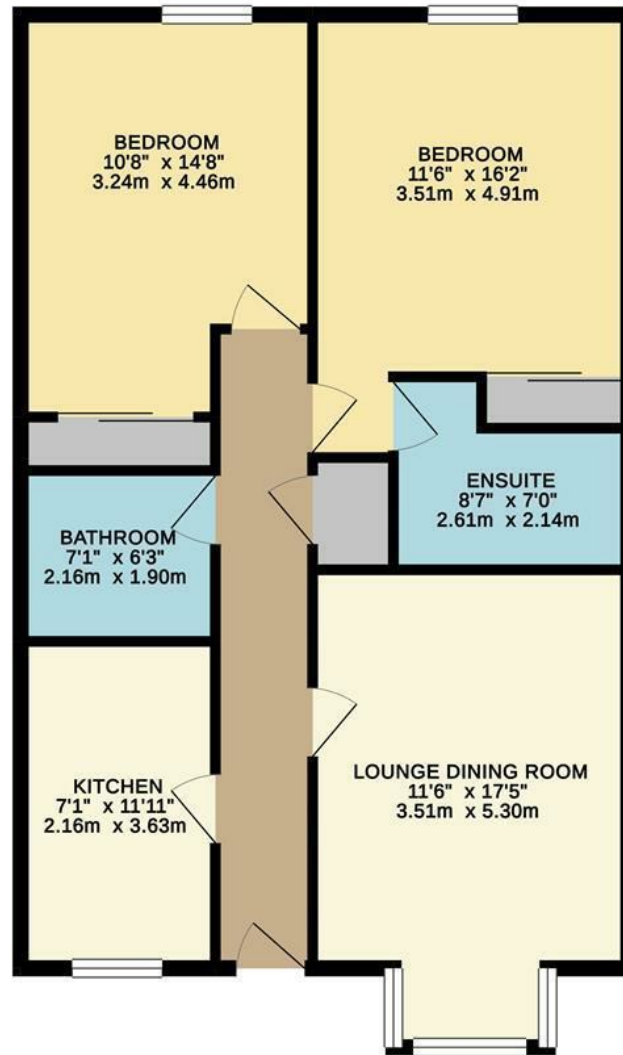
The rear of the property is a mix of communal gardens including lawns and well maintained planting together with parking for the entire development of which have been numbered in accordance to the apartment. As mentioned these car parks have secure gated entry adding to the overall security.

### Tenure / Maintenance

The property is offered as a leasehold with a lease starting in 2005 on an original term of 150 years with 131 years remaining. The ground rent is set at £250 per annum and an annual service charge attached of £754.12. These are both payable in two instalments.



GROUND FLOOR 785 sq. ft.  
( 72.9 sq. m. )



TOTAL FLOOR AREA : 785 sq. ft. ( 72.9 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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