

FOR SALE



Lovell Field Close, Chase Meadow, Warwick

2 Bedroom, 2 Bathroom, Ground Floor Flat

£180,000





- Two bedrooms
- Ground floor
- Spacious living room
- En-suite primary bedroom
- Gas central heating
- convenient for amenities
- Allocated parking
- No chain

A modern, bright and spacious two double bedroom ground floor apartment located in the popular Chase Meadow development of Warwick, offering easy access to both the town centre and road network. The property benefits from two double bedrooms, spacious living area, en-suite primary bedroom and allocated off road parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



HALL With a private entrance door accessed directly from the street, central heating radiator and doors to bedrooms, living room and bathroom.

LIVING ROOM 20' 5" x 13' 9" (6.23m x 4.21m) With two double glazed windows to the front, television aerial point & telephone point, central heating radiators, leading through to the kitchen.

KITCHEN 13' 4" x 5' 9" (4.07m x 1.76m) With range of wall and base mounted units with work surface incorporating a stainless steel sink and drainer unit, integrated electric oven with four ring gas hob and hood above, space and plumbing for washing machine and dishwasher, central heating radiator, cupboard housing Potterton central heating boiler and double glazed window to the rear.

PRIMARY BEDROOM 13' 3" x 9' 10" (4.06m x 3.02m) Double glazed window to the rear, built in wardrobes, central heating radiator and door to en-suite.

EN-SUITE Shower cubicle with shower over, low level WC and wash basin, tiling to the walls, central heating radiator and extractor fan.



BEDROOM TWO 11' 1" x 7' 10" (3.39m x 2.40m) Double glazed window to the front and central heating radiator.

BATHROOM Panelled bath, low level WC and wash basin, tiling to the walls and central heating radiator.

TENURE We understand the property to be leasehold with 84 years remaining with £0 ground rent. There is an approximate service charge of £600.00 per annum, this information should be checked and verified by your legal representative.

Council tax band - C



Ground Floor

Approx. 65.3 sq. metres (702.9 sq. feet)



Total area: approx. 65.3 sq. metres (702.9 sq. feet)

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