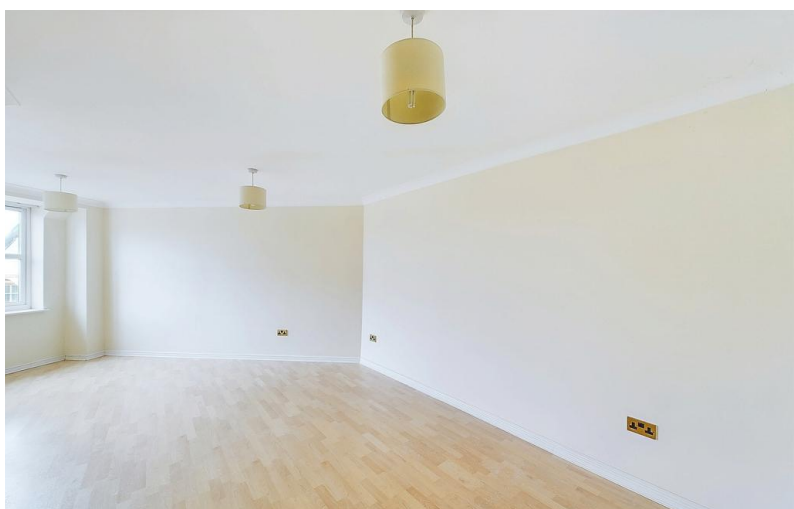


**FOR SALE**



**Birch End, Warwick**

**2 Bedroom, 2 Bathroom, Apartment**

**£210,000**



- Two double bedrooms
- Spacious living dining room
- Breakfast kitchen
- En-suite primary bedroom
- Further family bathroom
- Allocated off road parking space
- Lease being extended to 125 years
- No chain

A modern, bright and spacious apartment perfectly located midway between Leamington & Warwick town centres. Set back from the main road in this sought after gated development the modern exterior is combined with contemporary internal comfort. Situated on the second floor the property includes a spacious open plan living dining room, breakfast kitchen, en-suite primary bedroom, further double bedroom, family bathroom and allocated parking and would be perfect for first time buyers or investors.

**LOCATION** Excellent road links to A46 and M40  
 Warwick Station 0.6 miles  
 Leamington Spa Station 1.3 miles  
 Popular school catchment area  
 Tesco Supermarket within a short walk  
 Canal and local parks within a short walk

**APPROACH** Set back from the main road and accessed through the parking area, paved pathway leading up to the communal entrance door.

**COMMUNAL ENTRANCE** With entrance door to the front, well maintained and presented communal area with stairs rising to all floors. The apartment is located on the second floor and the door to the apartment is located on the second floor landing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





**ENTRANCE HALLWAY** 19' 0" x 3' 7" (5.79m x 1.09m) With wooden door from the communal landing, wood effect laminate flooring, wall mounted electric heater, telephone entry system, cupboard housing hot water heating system and doors leading into the kitchen, living dining room, bedrooms and bathroom.

**KITCHEN** 15' 9" x 9' 8" (4.8m x 2.95m) With a range of wall and base mounted units with complementary work surface over incorporating a sink and draining unit, integrated dishwasher, integrated fridge freezer, built in electric oven with four ring hob and cooker hood above, built in microwave, space and plumbing for washing machine, tiled flooring and double glazed window to the front.

**LIVING ROOM** 12' 8" x 9' 2" (3.86m x 2.79m) With double glazed window to the front, two wall mounted electric heaters, television and telephone point and wood effect laminate flooring.

**DINING ROOM** 9' 10" x 10' 2" (3m x 3.1m) With double glazed window to the front, two wall mounted electric heaters, television and telephone point and wood effect laminate flooring.

**PRINCIPAL BEDROOM** 14' 1" x 9' 6" (4.29m x 2.9m) With double glazed window to the front, wall mounted electric heater, built in wardrobes and door leading to the en-suite.



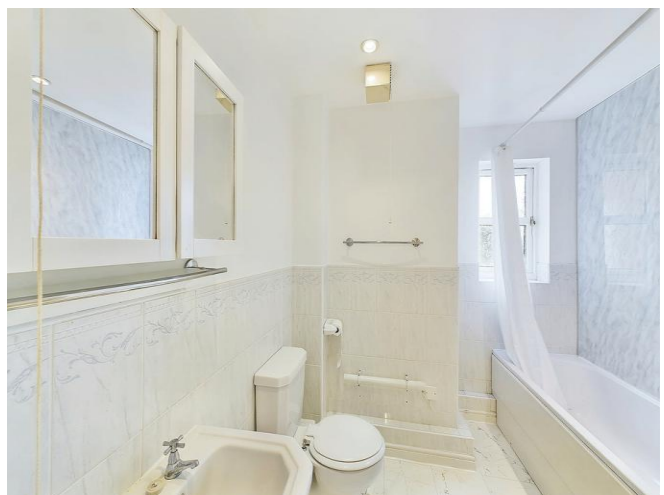
**EN-SUITE** 7' 8" x 5' 11" (2.34m x 1.8m) White suite with shower cubicle with wall mounted shower controls and shower above, low level W/C, wash hand basin, tiling to the walls and floor and double glazed window to the front.

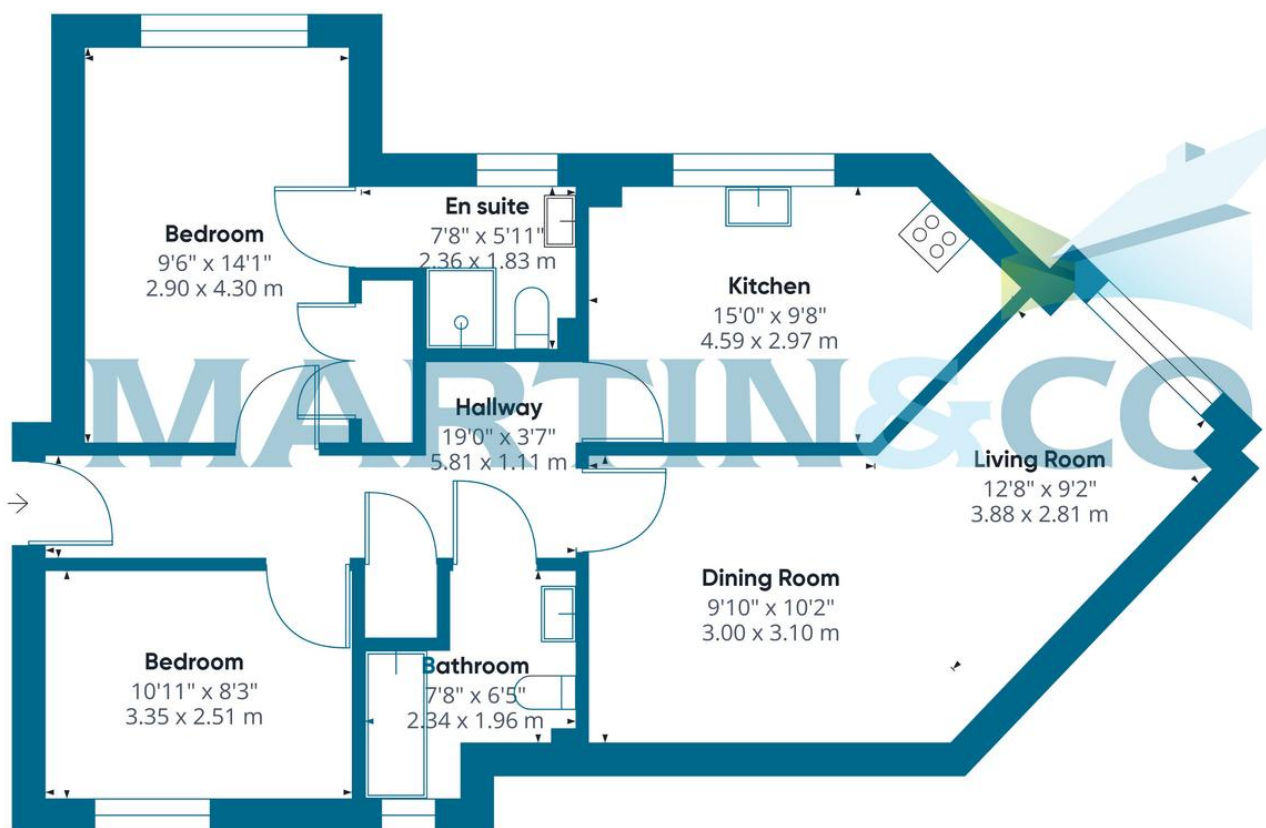
**BEDROOM TWO** 10' 11" x 8' 3" (3.33m x 2.51m) With double glazed window to the rear and wall mounted electric heater.

**BATHROOM** 7' 8" x 6' 5" (2.34m x 1.96m) White suite with panelled bath with mixer tap and shower attachment, low level W/C, wash hand basin, tiling and aqua boarding to the walls and double glazed window to the rear

**PARKING** There is an allocated parking space next the communal entrance in the parking area.

**TENURE** The property is leasehold with 99 year lease from 1st January 2000 with a £125.00 ground rent per annum. The service charge is approximately £1600.00 per annum. The seller is in the process of extending the lease to 125 years which will be completed prior to completion, this information should be checked and verified by your legal representative.





#### Approximate total area

768.33 ft<sup>2</sup>

71.38 m<sup>2</sup>

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.