



30 Purser Drive, Warwick, CV34 6BW

£775



A stunning spacious top floor, two bedroom, two bathroom modern apartment on the popular Chase Meadow Development, having : Reception hall, excellent lounge/dining room, leading to fully fitted kitchen, master bedroom with en suite shower /wc, main bathroom, double bedroom two with study area. The apartment has the benefit of far reaching views, gas central heating and double glazing and a single garage plus parking space.

This well appointed purpose-built, second floor two bedroom/two bathroom apartment is located on the edge of Chase Meadow, which is a growing popular development situated in a convenient location close to Warwick Town centre. There are a selection of everyday shops which includes a Pharmacy, One Stop Shop, Various Take Aways & Public House/Eatery. The property is also close to the comprehensive Medical Centre.

Commuting is easy, with regular trains from Warwick Station and from Warwick Parkway and Leamington Spa to Birmingham and London Marylebone, and beyond. The motorway network is easily accessible from junction 15 of the M40 giving access to Birmingham and the north and London and the south. Other major centres including Leamington Spa, Coventry, Stratford upon Avon, Kenilworth and Solihull are within easy reach.

## Approach

The property is approached over a pathway through attractive communal grounds to the communal entrance with entry phone system, leading to the entrance hall and stairs to the second floor landing to the :

## Private Entrance Hall

Having a Karndean floor, intercom and entry system, central heating radiator, coat hooks, access to roof space providing useful storage, and doors to :

## Lounge/Dining Room

6.23m x 3.5m narrowing to 2.42m (20'5" x 11'6" narrowing to 7'11") Having two central heating radiators, feature fireplace with inset electric fire, two ceiling light points, twin upvc double glazed windows affording attractive views over the parkland with lake. There is an archway to the :

## Fitted Kitchen

4.12m x 1.77m (13'6" x 5'10") Having a comprehensive range of fitted base units with wall cupboards, complementary work surfaces with tiled splashbacks and inset stainless steel single drainer sink unit with matching mixer tap, integrated dishwasher, and cooker with four ring gas

hob with extractor fan over, full height fridge/freezer, and integrated washer dryer. There is a boiler cupboard off housing the gas fired central heating boiler and hot water tank. There is a upvc double glazed window to the rear aspect.

## Master Bedroom

4.12 x 3.23m (13'6" x 10'7") Having built in triple wardrobes, central heating radiator and upvc double glazed window to the rear aspect with door to :

## En Suite Shower /WC

Having Karndean flooring and a white suite with fully tiled corner shower cubicle with fitted shower unit, low level wc, pedestal wash hand basin, stainless steel heated towel rail, shaver point, extractor fan, and spotlights to ceiling.

## Double Bedroom 2

4.76m max x 2.25m (15'7" max x 7'5") Having central heating radiator, shelving to wall, and twin upvc double glazed windows affording far reaching views.

## Bathroom

Having part tiling to walls and Karndean flooring, and a white suite comprising panel bath with shower fitment over, and glass shower screen, pedestal wash hand basin and low level wc, with display shelf, shaver point, mirror and shelf and spot lights to ceiling.

## OUTSIDE

There is a single garage to the rear in a block with additional parking space.

## SPECIAL NOTE

All carpets, floor coverings and window furnishings, light fittings, mirrors and kitchen appliances are included.

## Council Tax

Band C Council Tax

Warwick Office  
17 - 19 Jury Street  
Warwick  
CV34 4EL

☎ 01926 499540  
🌐 ehbresidential.com

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

• Residential Estate Agents • Lettings and Property Managers • Land and New Homes Agents



**IMPORTANT NOTICE** ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.