





AVAILABLE 16th April

A modern first floor two bedroom apartment, in a secure building with lift to all floors and allocated undercover parking.

The accommodation comprises : communal entrance hall with lift and stairs to first floor landing, private entrance door to reception hall with storage cupboards off, lounge/dining room, large balcony with views over the River Leam, fully fitted kitchen with SMEG appliances, master bedroom with en suite shower room, second double bedroom, main bathroom with

shower.

Unfurnished.

EPC D

Communal Entrance hall

Having a secure entry system opening to the well maintained entrance hall with lift and stairs to all floors.

Private Entrance Hall

The first floor landing leads to the private entrance door

opening to the spacious reception hall, having electric wall heater, secure entry system, fitted smoke alarm, storage cupboards.

Lounge / Diner

17'4" x 13'0" (5.28 x 3.97)

Spacious open plan lounge/ diner with spectacular views over the River Leam. Having electric wall heater, laminate flooring, door leading to large balcony with glass surround.

Fitted Kitchen - open plan

7'3" x 10'2" (2.21 x 3.09)

Having fully tiled floor and a very comprehensive range



of base units and wall cupboards with complementary work surfaces and tiled splashbacks, incorporating a one and a half bowl stainless steel sink unit with matching mixer tap, integrated SMEG appliance's, electric oven with four ring hob and cooker hood with extractor unit over.

Master bedroom

17'2" x 8'9" (5.24 x 2.67)

Having electric wall heater, fitted double mirrored wardrobes, Blackout blinds and curtains to the window, with stunning views over the River.

Ensuite Shower Room

6'5" x 5'3" (1.96 x 1.59)

Having a tiled floor and comprising a white suite with fully tiled, shower cubicle, wash hand basin, low level wc, heated ladder towel rail, mirror and shaver point.

Second Bedroom - Double

13'10" x 8'2" (4.22 x 2.49)

Having electric wall heater and upvc double glazed window, views over the River Leam.

Main Bathroom

1.81 x 2.29

Fully tiled floor and walls, a white suite comprising:

bath with glazed shower screen, wash hand basin, low level w.c., heated, mirror and shaver point.

Outside

30'0" x 7'10" (9.15 x 2.40)

Large Balcony - full width of apartment. Views over the River Leam.

Parking

Secure undercover parking - for 1 car. Also ample on street parking.

Andrews Close, Warwick, CV34

Approximate Area = 786 sq ft / 73 sq m

For identification only - Not to scale



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2020.
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