



Connells

Alder Meadow  
Warwick



## Property Description

A one bedroom apartment ideally located in the sought after location of Chase Meadow, Warwick.

The property in brief comprises, entrance hall, open plan layout with spacious lounge diner and modern kitchen with plenty of storage and worktop space, a light and airy double bedroom and white-suite bathroom. There is also an allocated parking space.

Alder Meadow is ideally located for easy access to local shops and amenities, Warwick racecourse, golf course and parks for nice walks nearby. The property is a short 5 minute drive or 1.6 miles into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

The property is a 7 minute drive to St Michael's Hospital and a short 9 minute drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

## Entrance Hall

### Open Plan

21' 10" narrowing to x 11' 4" ( 6.65m narrowing to x 3.45m )

### Lounge Diner

Carpeted flooring and window to the side.

### Kitchen

A range of wall and base units with work tops over, built in fridge freezer, washing machine, oven, electric hob and extractor fan. Fitted with spotlights and tiled flooring.

## Bedroom One

11' 3" x 10' 1" ( 3.43m x 3.07m )

Carpeted flooring and window to the side.

## Bathroom

Bathroom fitted with shower over bath, low level flush WC, wash hand basin, tiled flooring and splashback.

## Parking

Allocated parking space.





**ALDER MEADOW**  
Apartments  
4 - 50  
(Evens only)





## Second Floor

To view this property please contact Connells on

**T 01926 403308**

**E [warwick@connells.co.uk](mailto:warwick@connells.co.uk)**

14 High Street  
WARWICK CV34 4AP

EPC Rating: C

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR107739](https://connells.co.uk/Property/WAR107739)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WAR107739 - 0002