



Guide Price | £190,000
46 Birch Meadow Close, Warwick, Warwickshire, CV34 4TZ

Two Bedroom Third Floor Apartment with Allocated Parking Space



GODFREY-PAYTON
CHARTERED SURVEYORS

This two bedroom top floor apartment sits in a residential development with easy access to Warwick town centre and the A46.

The property benefits from lift access, a parking space in an underground car park and well-maintained communal gardens.

The property comprises in further detail:

The flat is located on the third floor of the building, and is accessible via a communal stairwell or via a lift, with a private main entrance door opening to:

Entrance Hall

Two ceiling light points, loft hatch, wall-mounted electric heater, wood-effect laminate flooring, doors to an airing cupboard and storage cupboard, and further doors to:

Living Area

A corridor space with door to storage cupboard and openings to:

Kitchen

Ceiling light point, wood-effect flooring and a fitted kitchen comprising of: range of wall, drawer and base units with worksurfaces over, inset electric oven with electric hob and cooker hood over, one bowl stainless steel sink with mixer tap and drainer, undercounter space and plumbing for integrated washing machine, space for standing fridge/freezer.

Living Room

French doors with windows to sides opening to Juliet style balcony to side aspect, two ceiling light points and wall-mounted electric heater.

Bedroom One

Dormer window to front aspect, ceiling light point, wall-mounted heater and door to:

Ensuite Shower Room

Ceiling light point, part-tiled walls, wood-effect flooring and a suite comprising of: low-level flush w.c., pedestal wash hand basin with mixer tap, electric towel heater and enclosed shower cubical with wall mounted shower and glass sliding door.

Bedroom Two

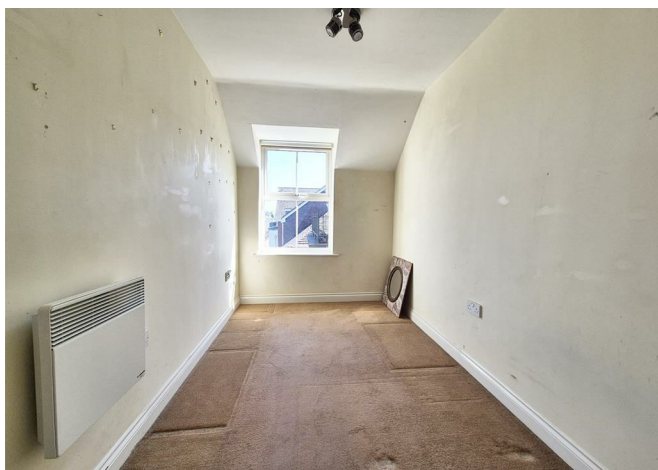
Dormer window to front aspect, ceiling light point and wall-mounted electric heater.

Family Bathroom

Ceiling light point, part-tiled walls, wood-effect flooring, chrome heated towel rail and a suite comprising of: low-level flush w.c., paneled bath with showerhead attachment and a glass screen and pedestal wash hand basin with mixer tap.

Outside

There are well-manicured communal gardens.



**Parking**

The property benefits from a underground allocated parking space.

Lease Information

Lease: 125 years from 01.11.2003, with 102 years remaining.

Service Charge: £2,081.72 for period of 01/07/2025 - 30/06/2026.

Ground Rent: £270.00 per annum

The vendor has provided us with this information. We recommend any interested purchasers obtain confirmation of the same from their legal representative.

Agent Note

1. Please be advised that the mains water is currently switched off at the property.

Please be advised that this information has been provided to Godfrey-Payton by the vendor. Godfrey-Payton confirm that they have not checked the legal documentation to verify the status of the property or any information provided about the property, and therefore advise any interested party to confirm the same via their solicitor and/or surveyor.

Fixtures & Fittings

Please note that only those items expressly mentioned in these sales particulars are to be included in the agreed sales price of the property.

Services

Godfrey-Payton understands from the vendor that all mains drainage, gas, electricity and water are connected to the property, however Godfrey-Payton has not obtained verification of this. We advise any interested party to confirm the same via their Solicitor / Surveyor before committing to purchase the property.

Tenure

Godfrey-Payton have been informed that the property is Leasehold. However, we have not checked the legal title of the property and therefore encourage all interest parties to confirm the legal status of the property.

General Information

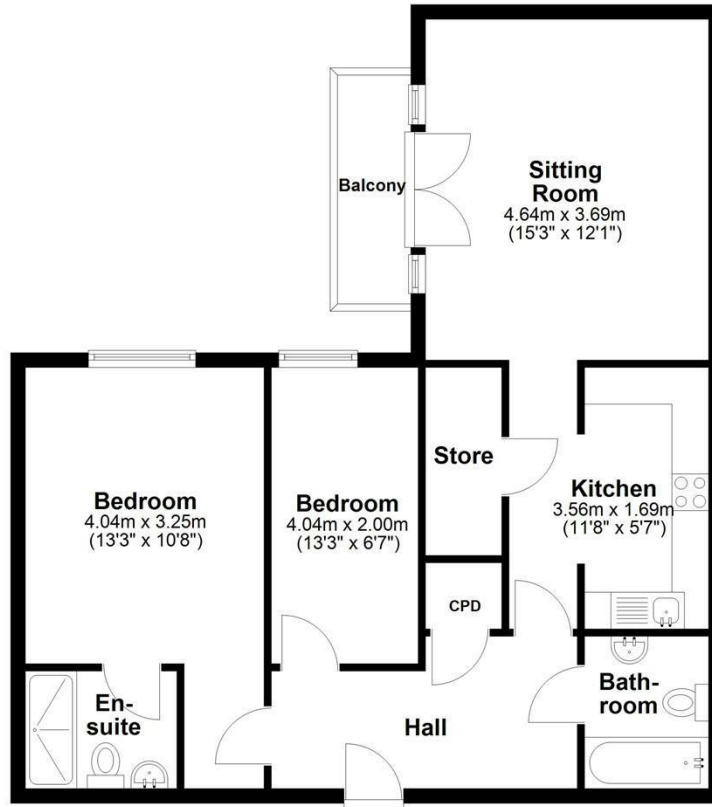
Please note, these sales particulars have been prepared in good faith and do not form part of the legal contract for the sale of the property due to the possibility of omissions and/or errors.

The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters affecting the legal title.

Godfrey-Payton has not verified the structural status, ownership, tenure, planning / building regulation approval, or the availability and operation of services or appliances at the property.

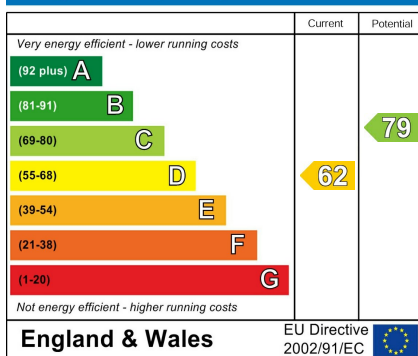
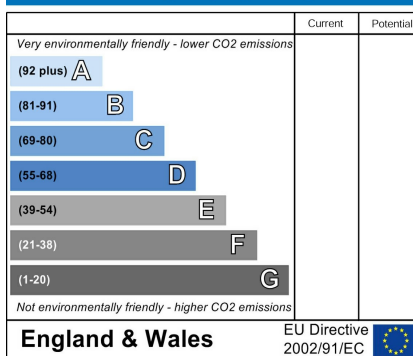
Godfrey-Payton recommends all interested parties to seek validation of the above information with their solicitor / surveyor before committing to purchasing the property.

Third Floor



Total area: approx. 71.7 sq. metres (772.1 sq. feet)

Energy Efficiency Rating

Environmental Impact (CO₂) RatingINFORMATION**Viewings**

To be arranged via Godfrey-Payton on:
01925 492 511

Website

For more information visit our website:
www.godfrey-payton.co.uk

Opening Hours

Monday - Friday 9.00am - 5.30pm
Saturday By Appointment Only
Sunday Closed

