



**VAUGHANREYNOLDS**  
ESTATE AGENTS

24 Bread And Meat Close  
Warwick, CV34 6HF



## Property Description

Located within a popular modern development, originally constructed in 2006, this top floor apartment boasts a spacious and well designed layout, walk-out balcony and uninterrupted views towards Warwick racecourse and beyond. Ideally located to take advantage of the countless local amenities and attractions available within Warwick itself, the property is also well-positioned for those with a need to commute further afield by train or the highway conurbation, with the local station and J15 of the M40 only a short distance away. Being offered with no upward chain.

Entering the development via secure electrically operated gates, you enter the residents parking area where this apartment has two allocated spaces. Proceeding through the secure communal entrance hall with intercom access point, you progress to the second floor and the private entrance to the apartment in question.

Entering the property, you are greeted by an inviting entrance hallway with cloaks cupboard and modern wooden doors off. The living space is most impressive, with a large area for seating and dining, enjoying double doors leading to a walk out terrace balcony.

The kitchen is open-plan and is well equipped with a comprehensive range of built in storage, complemented by contrasting worksurfaces and a bank of fitted appliances and room for a small table and chairs.





There are two double bedrooms, the master has a bank of fitted wardrobes and an en-suite shower room. There is an equally well appointed bathroom, with bath, wc, wash hand basin and heated towel rail.

In addition to the private balcony, you also benefit from use of a communal garden to the rear of the building.

#### Location

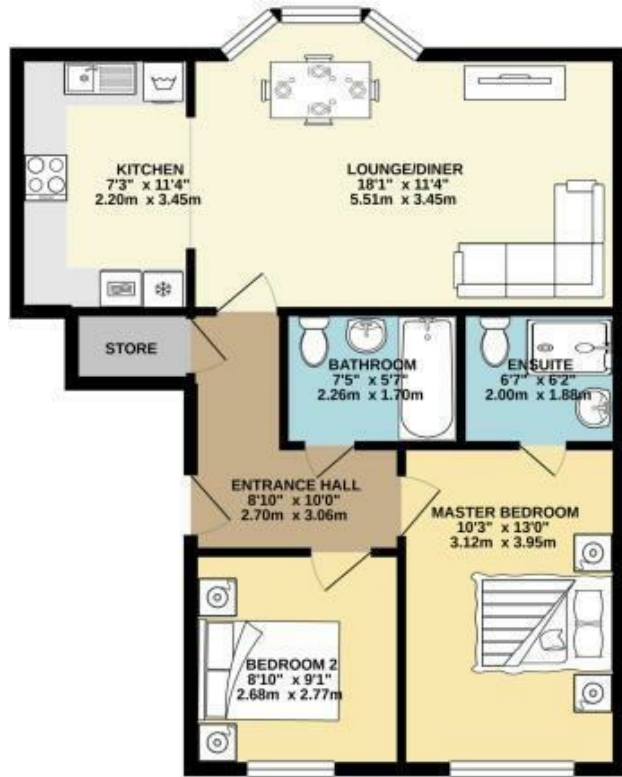
Warwick is an attractive market town, convenient for access to many Midland centres and with excellent communications to the north and south by way of the motorway system. Junction 15 of the M40 is at Longbridge Island, two miles to the south of the town centre. Rail services are available at Warwick and Leamington Spa stations.

The town has a wealth of amenities, including specialist shopping, restaurants and wine bars. Excellent educational facilities are available in both the private and public sector. Warwick Boys School and the Kings High School for Girls are close to the town centre.



Royal Leamington Spa is two miles away with more comprehensive shopping in The Parade and The Royal Priors and further good quality schools, Arnold Lodge and Kingsley School being well regarded.

**GROUND FLOOR**  
635 sq.ft. (59.0 sq.m.) approx.



2 BED APARTMENT  
TOTAL FLOOR AREA: 635 sq ft. (59.0 sqm.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, the actual area of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and are given as to their operability or efficiency can be given.  
Made with MapInfo 2003.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Leasehold, 150 years from 2006.

Service Charge: Approximately £1,092 per annum. Ground Rent: £250 per annum

Services: All mains services are understood to be connected to the property.

Local Authority: Warwick, Council Tax Band C

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

**VAUGHANREYNOLDS**  
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT

T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk