

20 Andrews Close

Warwick CV34 5GF

Offers Over £250,000

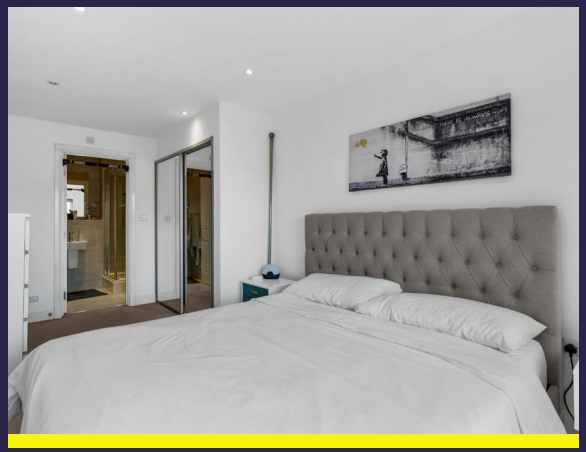
20 Andrews Close

Features

- Second Floor Apartment
- Spacious Contemporary Accommodation
- Fabulous Outlook Over River Leam
- Lounge Open Plan to Kitchen
- Two Double Bedrooms
- Two Bathrooms
- Twin Balconies
- Secure Allocated Parking Space
- Communal Gardens







Being situated in a supremely convenient location within easy reach of the centres of both Leamington Spa and Warwick, this purpose built second floor apartment is of spacious contemporary design and offers fabulous views over the River Leam. One of the most significant features of the apartment is its twin covered balconies, one accessed from the lounge and the other accessed from the master bedroom. Both are positioned to take maximum advantage of the outlook, whilst other features include UPVC double glazing, electric heating, a range of integrated appliances to the kitchen and an en suite shower room to the master bedroom. Additionally, there is an allocated parking space within the secure parking facility to the basement of the building. Overall this is an excellent opportunity to purchase a stylish, spacious and thoughtfully designed contemporary apartment with excellent views.

LOCATION

Being accessed from Rock Mill Lane, Andrews Close forms part of a recent development constructed around eight years ago. This is a highly convenient location within easy reach of the centres of both Leamington Spa and Warwick, whilst also being well placed for local road links which include links to the Midland motorway network. There are a range of local amenities available nearby which include a large Tesco supermarket on Emscote Road, whilst regular commuter rail services operate to London and Birmingham from both Leamington Spa and Warwick.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE AREA

Which is protected by a telephone entry system and from where stairs and lifts ascend to second floor level where a private entrance door gives access to the apartment itself and:-

ENTRANCE HALLWAY

A spacious 'L' shape entrance hallway with electric radiator, light oak laminate flooring, door to useful built-in cloaks/storage cupboard, further built-in cupboard housing the hot water system and doors to:-

LOUNGE/DINING ROOM

5.28m x 3.99m (17'4" x 13'1")
A light and generous room with large double glazed windows providing an outlook to the rear of the building over the River Leam and with double glazed door opening onto an attractive covered balcony with glazed balustrading. Additionally, there are two electric radiators, light oak laminate flooring and open plan access to:-

WELL EQUIPPED KITCHEN

3.00m x 2.29m (9'10" x 7'6")
Having an attractive and comprehensive range of units in a gloss finish with brushed chrome door furniture and comprising base cupboards and drawers, the base cupboards being surmounted by roll edged worktops with matching upstands, coordinating wall cabinets together with a range of integrated appliances comprising inset Smeg electric hob with stainless steel filter hood over and fitted electric oven below, integrated Smeg dishwasher, together with integrated washing machine and fridge freezer, again by Smeg, ceramic tiled floor and inset ceiling downlighters.

MASTER BEDROOM

5.23m x 2.67m (17'2" x 8'9")
A substantial principal bedroom, off which sliding double glazed patio doors open onto a further covered balcony with glazed balustrading and taking full advantage of views over the River Leam, built-in double wardrobe with sliding mirrored doors fronting, electric radiator, inset ceiling downlighters and door to:-

EN SUITE SHOWER ROOM

With fully ceramic tiled walls and floor complemented by contemporary white fittings comprising low level WC with concealed cistern and dual push button flush, wall mounted wash hand basin with mixer tap and fitted mirror over, shower enclosure with folding glazed door giving access and fitted shower unit, chrome towel warmer/radiator and inset ceiling downlighters and extractor.

BEDROOM TWO

4.09m x 2.49m (13'5" x 8'2")
With UPVC double glazed window and electric radiator.

BATHROOM

With fully ceramic tiled walls and floor complemented by contemporary white fittings which mirror those in the en suite including low level W C with concealed cistern and dual push button flush, wall mounted wash hand basin with mixer tap, panelled bath with glazed shower screen, mixer tap and shower attachment, fitted wall mirror, chrome towel warmer/radiator and inset ceiling downlighters and extractor.

COMMUNAL PARKING

There is one wider than average allocated car parking space which is positioned in the secure basement car park below the building and accessible via a gated electronically operated entrance.

COMMUNAL GARDENS

The apartments are set within lawned communal gardens, the maintenance of which is undertaken by the management company.

TENURE

The property is of Leasehold tenure for a term of 125 years from 1st January 2016.

SERVICE CHARGES

We are advised by the vendor that the current service charge stands at a total of approximately £1125.67 (payable twice annually and includes reserve fee).

GROUND RENT

There is a ground rent of £250 (payable twice annually in December and May) for the first 25 years of the lease escalating by a further £250 every 25 years.

DIRECTIONS

Postcode for sat-nav - CV34 5GF.









Floorplan

Internal Living Area 731sq ft / 67.90m2



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General Information

Tenure

Leasehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

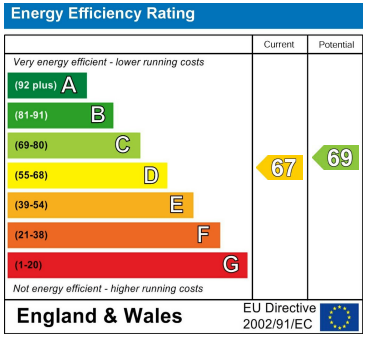
Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council





Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa, Warwickshire, CV32 4LY

wiglesworth.com