

BIRCH END, WARWICK CV34 5GQ



ON THE EDGE OF THE WARWICK TOWN CENTRE, IS THIS BRILLIANT TWO BEDROOM GROUND FLOOR FLAT. A MUST SEE FOR ANYONE LOOKING FOR GREAT COMMUTER LINKS AND WALKS ALONG THE CANAL. EVERY ROOM HAS GENEROUS PROPORTIONS AND HAS SPACE FOR A FAMILY TO GROW.

- **Unfurnished 2 Bed Ground Floor Apartment**
 - 19 ft Open Plan Lounge/Dining Room
 - Two Double Bedrooms one with ensuite
 - Breakfast Kitchen
 - Family Bathroom
 - One Allocated Parking Space
 - Available End of October 2025
 - Sorry No Pets
 - EPC - C

2 BEDROOMS

£1,200 PCM

Located just off the ever popular Emscote Road, this spacious, two bedroom, ground floor flat needs to be viewed to be appreciated. In an ideal location situated between Warwick and Leamington town centres and close to amenities including a Tesco Superstore which is a 6 minute walk away, and pleasant canal walks into Warwick and Leamington.

Accommodation in brief; Entrance Hall, Breakfast Kitchen, Lounge/Dining Room, Main Bedroom with Ensuite, Second Spacious Double Bedroom and a Family Bathroom. The flat also benefits from one allocated parking space.

Access

A secure gated parking area provides off road parking for the property. Opposite the numbered parking space is the communal door which has an intercom system and gives access into the well maintained foyer.

Entrance Hall

The entrance hall has wood effect flooring with neutral decor to the walls and ceiling, intercom system, two light points to ceiling and an electric storage heater. It also benefits from have three storage cupboards, one housing the pressurised hot water tank.

Kitchen 7'5" x 11'1" (2.265 x 3.381)

Fitted with a range of wall and base units, integrated Whirlpool appliances include a microwave and electric ovens, dishwasher, fridge and freezer, four ring electric hob set into worksurface with extractor hood above, one and a half bowl ceramic sink set into worksurface with a tile splashback, space and plumbing for a washing machine, window to rear elevation over looking the parking area, tiled flooring, electric heater and recessed spotlights to ceiling.

Bedroom Two 15'6" x 9'9" (4.727m x 2.995m)

Also located at the rear of the property is the generous second bedroom, having carpet to floor, neutral decor to the walls and ceiling, light point to ceiling, electric heater and a window to the rear elevation.

Lounge/Dining Room 11'0" x 19'6" (3.364 x 5.966)

maximum measurements including the bay window

This amazing space is flooded with light thanks to the bay window to the front elevation. There is also two electric heaters, carpet to floor, two light points to ceiling and neutral decor to the walls and ceiling.

Main Bedroom 12'2" x 10'8" (3.726 x 3.260)

The main bedroom is located at the front of the property and is another generous sized room, but this time benefiting from having a built in wardrobe. Having carpet to floor, neutral decor to the walls and ceiling, an electric heater, light point to ceiling and window to front elevation.

Ensuite 5'0" x 7'0" (1.540 x 2.139)

Servicing the main bedroom, and having a large walk in shower cubicle, low level flush wc, pedestal wash hand basin, electric shaver socket, walls tiled to half height behind the sink and toilet, full height around the shower, recessed spotlights to ceiling, wood effect flooring and an electric heater

Family Bathroom 7'11" x 5'5" (2.432 x 1.653)

Completing the property is the family bathroom. Having a panelled bath with hand held telephone shower attachment, low level flush wc, pedestal wash hand basin, walls tiled to half height, wood effect flooring, electric shaver socket, recess spotlights to ceiling and an electric heater.

Viewing

Strictly by appointment through the Agent

Council Tax

We understand the property to be Band C

Services

All mains services are believed to be connected, bar gas.

Special Note**Lettings Disclaimer**

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact our rental department on (01926) 438123



Please note that location of doors, windows and other items are approximate and this floorplan should be used for illustrative purposes only

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	76	79	England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		