





Crabb Curtis

17 Bread And Meat Close, Warwick | CV34 6HF

Offers in excess of: £220,000





17 BREAD & MEAT CLOSE COMPRISES:
The apartment is located on the second floor of the building and is approached via a communal entrance and staircase leading to a private entrance door opening to:

ENTRANCE HALL
The spacious L shaped entrance hall benefits from a large built in storage cupboard and provides access to the living room, both bedrooms and the family bathroom.

LIVING ROOM
A generous reception room benefitting from a double glazed window providing beautiful open views over Warwick Racecourse and provides ample room for living room furniture with a large open access to the kitchen dining room.

KITCHEN / DINER
The Modern kitchen dining room features a double glazed window which overlooks the Warwick Racecourse and comprises a range of fitted wall and base mounted kitchen units with work surfaces over, having an integrated electric oven, microwave, inset electric hob with cooker hood over, full size dishwasher, fridge/freezer and washing machine.

BEDROOM ONE
A well proportioned double room with double glazed window to front aspect, ceiling light point, electric heater and door to:

ENSUITE SHOWER ROOM
the modern ensuite shower room comprises a white suite with low level W.C, pedestal wash hand basin and enclosed shower cubicle.

BEDROOM TWO
The second bedroom is currently being utilized as a single and has a double glazed window to front aspect.

FAMILY BATHROOM
The modern white suite comprises low-level W.C, pedestal wash hand basin and panelled bath with wall mounted electric shower, with folding glass screen.

LEASE
Years remaining: 128 (150 years from 2005)

Service Charge: £1822 per annum - (£911 per 6 months)

Ground Rent: £292.00 per annum (subject to be reviewed every 21 years. Next review scheduled for April 2047)

The vendors have provided the information relating to the above. Crabb Curtis would stress that they have not checked the legal documentation to verify the status of the property, or the information provided by the vendors, and would advise any potential buyer(s) obtain verification from their solicitor.

AGENT NOTES:
1. The property is located within close proximity to Warwick Racecourse.
2. The property is located within close proximity to St Paul's Church.
3. The property includes two allocated parking spaces numbered 17.
The vendor has provided the above information, and Crabb Curtis stress that they have not checked the documentation to verify the status of the property or information provided by the vendor and would advise any potential buyer obtain verification from their solicitor.

SERVICES

Crabb Curtis understands from the vendor that all mains drains, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

COUNCIL TAX

The vendor has informed us that the property is located within Warwick District Council and is Band C.

TENURE

The vendor informs Crabb Curtis that the property is leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

FIXTURES & FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sales price.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.

The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any form intent to purchase.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

SALES DISCLAIMER

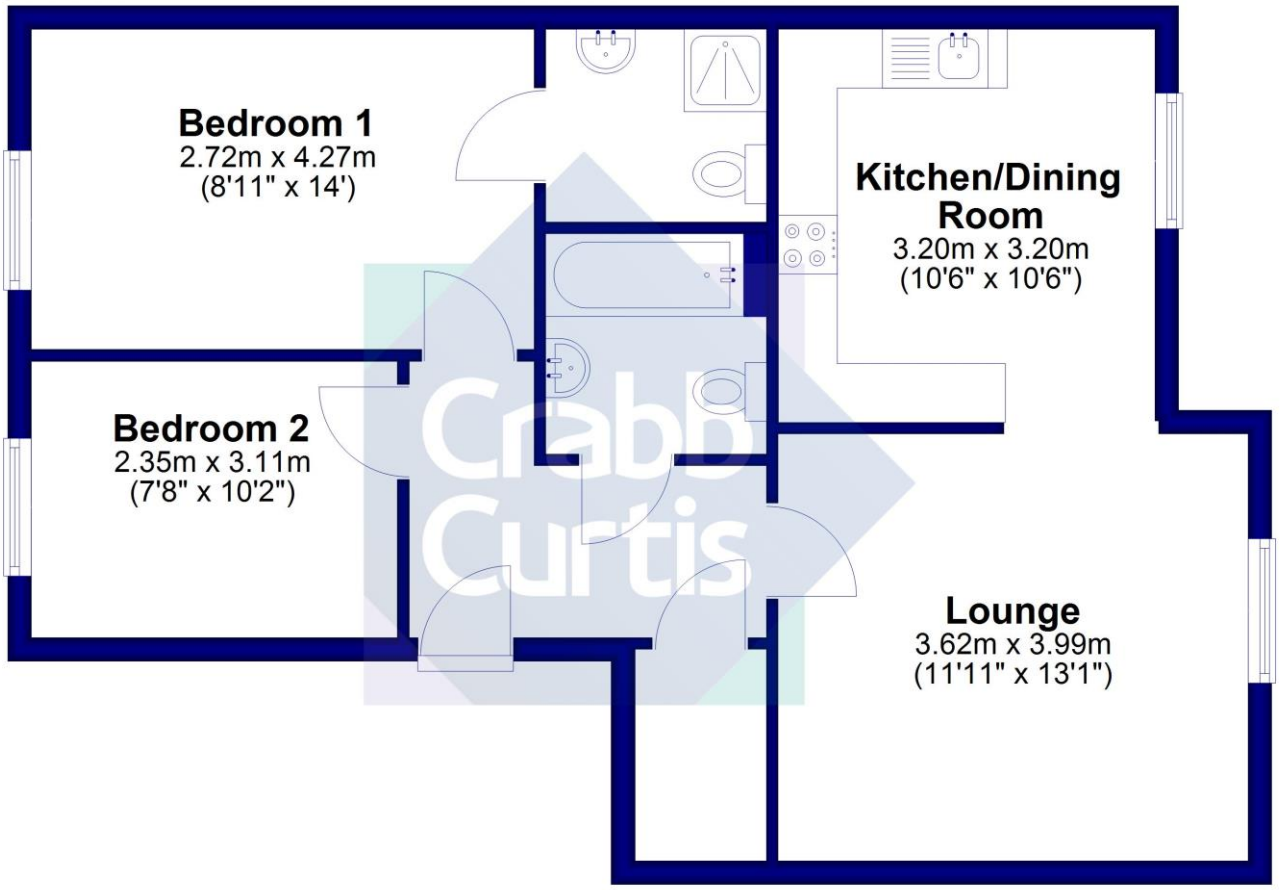
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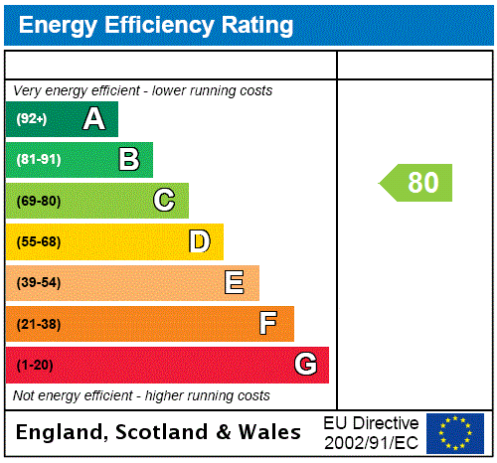


Second Floor

Approx. 60.1 sq. metres (646.6 sq. feet)



Total area: approx. 60.1 sq. metres (646.6 sq. feet)



Viewings:
Viewing by appointment through Crabb Curtis

Office opening times:
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.