



**11 Chandley Wharf, Warwick, CV34 5AT**

**£850**



A stunning canalside two bedroomed apartment comprising : Secure communal entrance, stairs to second floor, private entrance hall, living room/dining room, opening to fitted kitchen, master bedroom with en suite, further double bedroom, main bathroom with shower, electric heating, double glazing throughout, allocated parking, and views over the adjacent Grand Union Canal. UNFURNISHED.

Chandley Wharf forms part of a recent development of apartments and town houses occupying an excellent location approximately a mile from the county town centre with its wide range of shopping, entertainment, schooling and transport facilities, and convenient for Warwick Hospital, railway station, the A46, junction 15 of the M40 Motorway, and Warwick Parkway rail station providing excellent commuter links to London Marylebone and Birmingham on the Chiltern Line. Birmingham International Airport is also within a thirty minute drive and other centres such as Leamington Spa, Coventry, Kenilworth, Stratford upon Avon, Gaydon and Solihull are all easily accessible.

The property is approached over the adjacent car park through the communal entrance door, to:

### Communal Entrance Hall

Having security entry phone system to the subject apartment, stairs to the top floor communal landing and private entrance door to :

### Private Entrance Hall

Wall mounted entry phone system, electric panel heater, wood effect floor, access to roof space, spacious built in cloaks/airing cupboard, and doors to:

### Living Room

5.05m x 3.93m Max (16'7" x 12'11" Max) Having electric panel heater, TV and telephone points, double glazed inwardly opening French doors with a Juliet balcony affording views over the Grand Union Canal, and an opening leading through to the kitchen.

### Kitchen

2.57m x 2.56m (8'5" x 8'5") Having a range of matching base and eye level units, inset single drainer sink unit with mixer tap, complementary tiled splashbacks, built in electric oven and hob with extractor unit over, washing machine, upright fridge/freezer, downlighters and a double glazed window to the rear aspect with views over the canal.

### Master Bedroom

3.93m x 2.61m (12'11" x 8'7") Having a wall mounted electric panel heater, double glazed window to the front aspect and door to:

### En suite Shower Room

Having a white suite comprising : pedestal wash hand basin, complementary tiled splashbacks, low level W.C., wide fully tiled shower cubicle with shower system and glass sliding shower doors, tiled floor, downlighters and an extractor fan.

### Bedroom 2

3.57m x 2.62m (11'9" x 8'7") Having a wall mounted electric panel heater and a double glazed window to the front aspect.

### Main Bathroom

Having a white suite comprising bath with shower attachment over, and a glazed shower screen, with full height tiling to walls, low level W.C., pedestal wash hand basin, complementary tiled splashbacks, tiled floor, downlighters, extractor fan and a wall mounted electric panel heater.

### Outside

There are communal grounds and an allocated parking space.

### POST CODE

CV34 5AT

### COUNCIL TAX

BAND C

### FEES

A non refundable fee of £300 (£250 plus VAT at 20%) is requested in respect of administration and referencing for a single or joint application. When you bring your completed application form, we will require a copy of photo ID, National Insurance Number and a copy of a utility bill from your current address. Full terms can be found on our ehB Website.

We request a security deposit of one and a half months' rent which is registered with the Tenancy Deposit Scheme. (A larger deposit is occasionally requested).

Warwick Office  
17 - 19 Jury Street  
Warwick  
CV34 4EL

☎ 01926 499540

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