



4 Trent Place, Warwick, CV34 5FW

Price guide
£825



A modern first floor two bedroom apartment, in a secure building with lift to all floors and allocated parking. The double glazed accommodation comprises : communal entrance hall with lift and stairs to first floor landing, private entrance door to reception hall with storage cupboards off, lounge/dining room with bay and decked balcony with views over open land, fully fitted kitchen with appliances, master bedroom with en suite shower room, second

The apartment has the benefit of a most convenient location between Warwick and Leamington Spa, with their abundant facilities, and is within easy reach of the M40 motorway, and Leamington Spa and Warwick Stations.

The apartment is approached from the rear of the building and has open views over common land to the front.

Communal entrance hall

Having a secure entry system opening to the well maintained entrance hall with lift and stairs to all floors.

Private entrance hall

The first floor landing leads to the private entrance door opening to the spacious reception hall, having electric wall heater, secure entry system, fitted smoke alarm, shelved storage cupboard and further cupboard off housing the hot water tank, and doors opening to :

Lounge / Dining Room

5.60m x 4.92m max into bay (18'4" x 16'2" max into bay) Having electric wall heater, two ceiling light points, TV point, with Sky and Broadband available, upvc double glazed full height square bay window and upvc double glazed french doors leading to decked balcony with glass surround affording views over open land to the front.

Fitted Kitchen

4.22m x 2.31m (13'10" x 7'7") Having fully tiled floor and a very comprehensive range of base units and wall cupboards with complementary work surfaces and tiled splashbacks, incorporating a one and a half bowl stainless steel sink unit with matching mixer tap, integrated full height fridge freezer, electric oven with

four ring hob and cooker hood with extractor unit over, and washer/dryer.

Master Bedroom

4.52m x 3.09m (14'10" x 10'2") Having electric wall heater, double door wardrobes, TV point, upvc double glazed window to the rear aspect, and door to :

En suite Shower

Having a tiled floor and comprising a white suite with fully tiled double width shower cubicle with shower fitment and glass door, wash hand basin, low level wc, heated ladder towel rail, mirror fronted wall cabinet and shaver point.

Double Bedroom Two

3.09m x 2.40m (10'2" x 7'10") Having electric wall heater and upvc double glazed window to the rear aspect.

Main Bathroom

2.05m x 1.71m (6'9" x 5'7") Having a tiled floor and part tiling to walls, and a white suite comprising: panel bath with shower fitment over with glazed shower screen, wash hand basin with useful cupboard beneath, low level w.c., heated ladder towel rail, mirror fronted wall cabinet and shaver point.

Outside

The property has the benefit of allocated parking, visitor parking and views over open land to the front.

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