



Lee Meadowe, Warwick, CV34
£1050 PCM

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to present this modern 2-bedroom, mid-terraced property, located in a peaceful cul-de-sac just 400 meters from Warwick Race-course.

Spanning two floors, this contemporary home offers versatile living space and the added benefit of private, allocated off-street parking, conveniently located a short distance from the centre of Warwick, (1.3 miles).

Material Information:

Council Tax: Band C

Local Authority: Warwick District Council Broadband: Ultra-fast Broadband Available (Checked on Ofcom Mar 25)

Mobile Coverage: Limited Coverage (Checked on Ofcom Mar 25)

Heating: Gas Central Heating



The Finer Details

Lee Meadowe is a beautiful two bedroom, mid terraced, contemporary home set on a peaceful cul-de-sac on a modern development close to Warwick Racecourse (400m) and the historic town centre (1.3 miles).

Upon arriving at Lee Meadowe, visitors are greeted by a compact entrance hallway which provides access to the ground floor living accommodation as well as a downstairs cloakroom with a toilet.

The stairs to the first floor are located in the adjoining sitting room, which is sizeable, with front aspect windows providing an abundance of natural light. The sitting room has been lovingly maintained by the current owner and has a cosy and intimate atmosphere.

The kitchen is accessed via a door in the sitting room and is modern, stylish and functional with windows and door overlooking the terraced garden to the rear. The kitchen has a range of integrated appliances and plenty of countertop and storage space.

The stairs in the living room lead to a landing on the first floor where there are two double bedrooms and a family bathroom. The double bedrooms have front and rear aspects respectively and both benefit from built in wardrobes. The family bathroom has a stand basin, toilet and bath with a shower. There is an additional attic storage accessed via a retractable ladder from the landing.

Externally, there is a pretty and low maintenance rear terraced garden, with a array of flowers and shrubs, which makes for a stunning summer entertaining and BBQ space. There is a rear garden shed and rear gate access. There are two, private, allocated parking spaces situated to the front of the property.













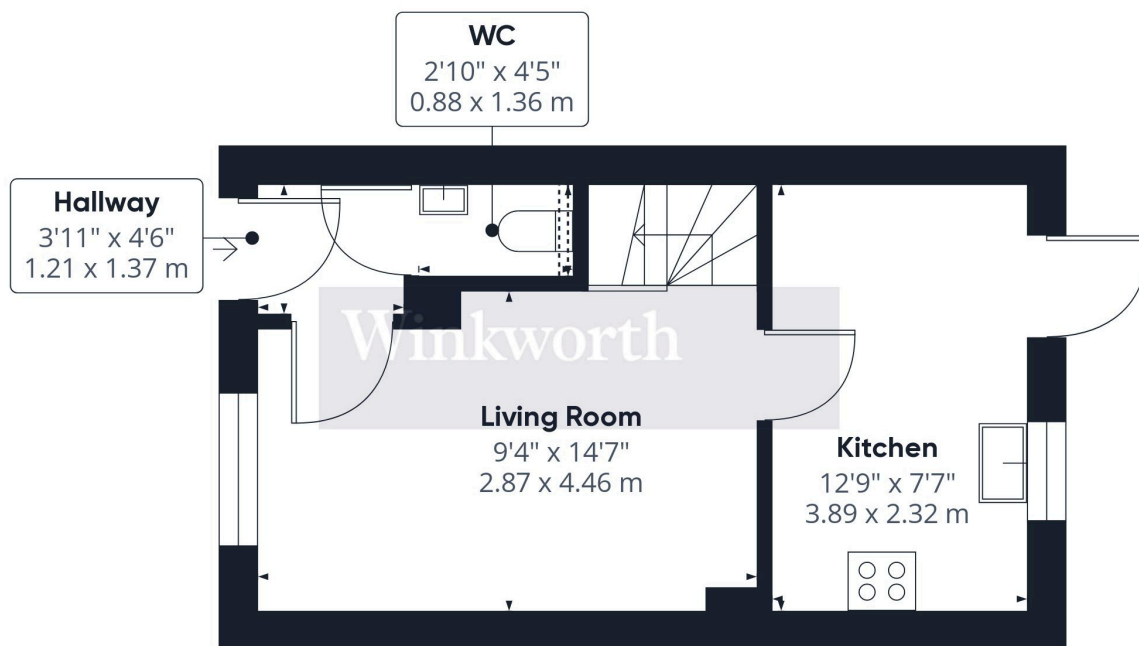
About the Area

Situated on a sought after private development in Warwick, Lee Meadowe is a quiet, private road close to the fantastic transport links, good schools and historic centre of Warwick.

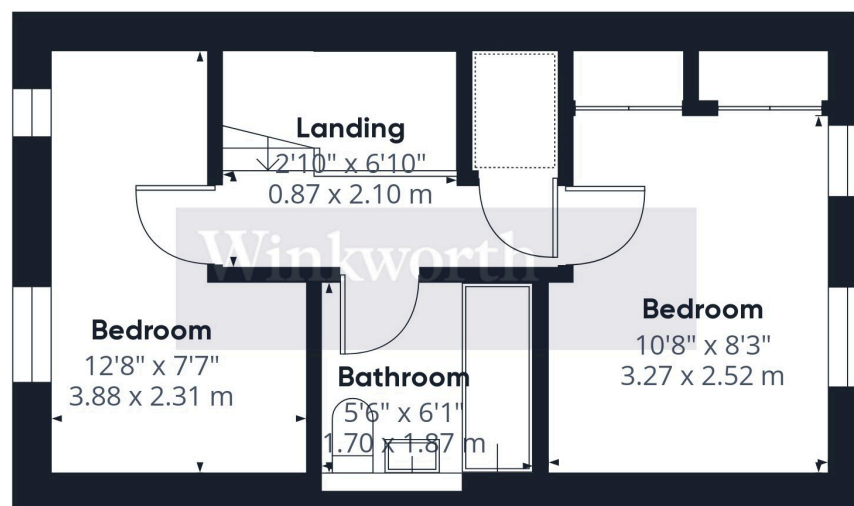
There are excellent schools within easy reach of Lee Meadowe including Newburgh Primary School (0.7miles), Aylesford School (0.8 miles), Warwick School (2 miles) and Kings High School for Girls (2.1 miles).

For the commuter, Warwick (2.0 miles) and Warwick Parkway (2.7 miles) Train Stations provide direct trains into London Marylebone (1 hour 30 minutes) and Birmingham (27 minutes). The motorway system is accessible by various local junctions of the M40 and also provides access to London, Birmingham and further afield.





Floor 0



Floor 1

Approximate total area⁽¹⁾

523.56 ft²

48.64 m²

Reduced headroom

0.76 ft²

0.07 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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