



Connells

Sir Anthony Eden Way
WARWICK



Property Description

A well presented one bedroom apartment, ideally situated between Warwick and Royal Leamington Spa. The property comprises, entrance hall, spacious lounge diner with lovely green views, separate modern kitchen with integrated appliances, family bathroom and a double bedroom with a built in mirrored wardrobe. The property also comes with allocated parking and is next to picturesque views of the River Avon.

Sir Anthony Eden Way is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for good schooling, there are several good schools within a short walking distance including Emscote Infant School, Myton School and more! The property is also well located for national commuters as it is only a short drive to the A46, M40 and Warwick Parkway.

The property is within a short 5 minute drive or 25 minute walk of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. The property is also ideal for easy access into Leamington Spa and all its shops and amenities.

Entrance Hall

Carpeted flooring.

Lounge

21' 7" x 9' (6.58m x 2.74m)

Double glazed bay window to rear, window with Juliet balcony to side offering lovely green views from the lounge, store cupboard, carpeted flooring.

Kitchen

9' x 8' 10" (2.74m x 2.69m)

Fitted with a range of wall and base units with work surface over, built in washer dryer, dishwasher, fridge freezer, oven, electric hob and extractor fan. Spotlights, tiled flooring and double glazed window to side.

Bedroom One

14' 3" x 13' 2" (4.34m x 4.01m)

Double glazed window to rear, built in mirrored wardrobes, carpeted flooring.



Bathroom

Shower over bath, WC, wash hand basin with storage, part tiled walls, tiled flooring and walls, spotlights.

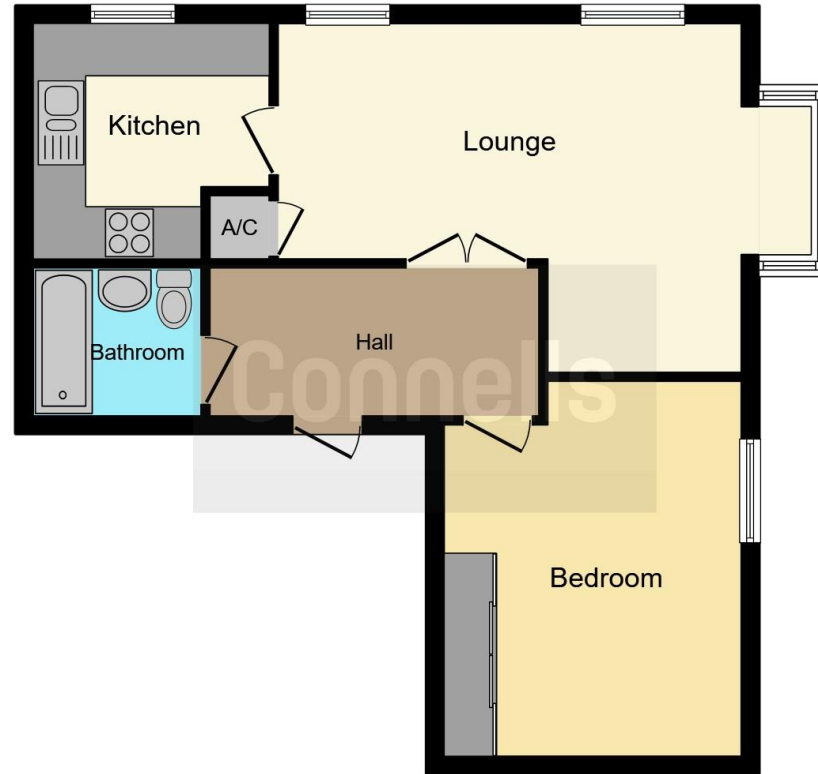
Outside

One allocated parking space.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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14 High Street
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR106825

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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