



Connells

Emscote Mill Apartments Wharf Street
Warwick



Property Description

This modern apartment features beautiful high ceilings and large windows allowing for plenty of light. The stylish home boasts a contemporary kitchen with integrated appliances, presenting a sleek finish. There is engineered oak flooring throughout the open plan layout. The light and airy bedroom benefits from a high specification ensuite. The apartment comes with 7 years NHBC warranty and further benefits from no onward chain.

Emscote Mill Apartments 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 schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

The location is ideal for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

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. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Open Plan Lounge Kitchen Diner

21' 1" x 9' 5" (6.43m x 2.87m)

Spotlights, engineered oak flooring, tall ceilings and large double glazed windows.

Kitchen

Fitted with a range of wall and base units with work surface over. Fully integrated A+ appliances to include; Hotpoint oven and hob, hidden extractor fan with lights, Indesit Dishwasher, full sized 70/30 Kenwood fridge freezer, glass splash back and 1.5 Bowl Franke sink and brushed chrome mono tap. There are LED ceiling & surface spotlights and a utility cupboard with Indesit Washer / Dryer.

Measurements included in open plan lounge kitchen diner.

Bedroom One

12' 5" x 9' 5" (3.78m x 2.87m)

Large window to side and mixed wool carpeted flooring. Door to ensuite.

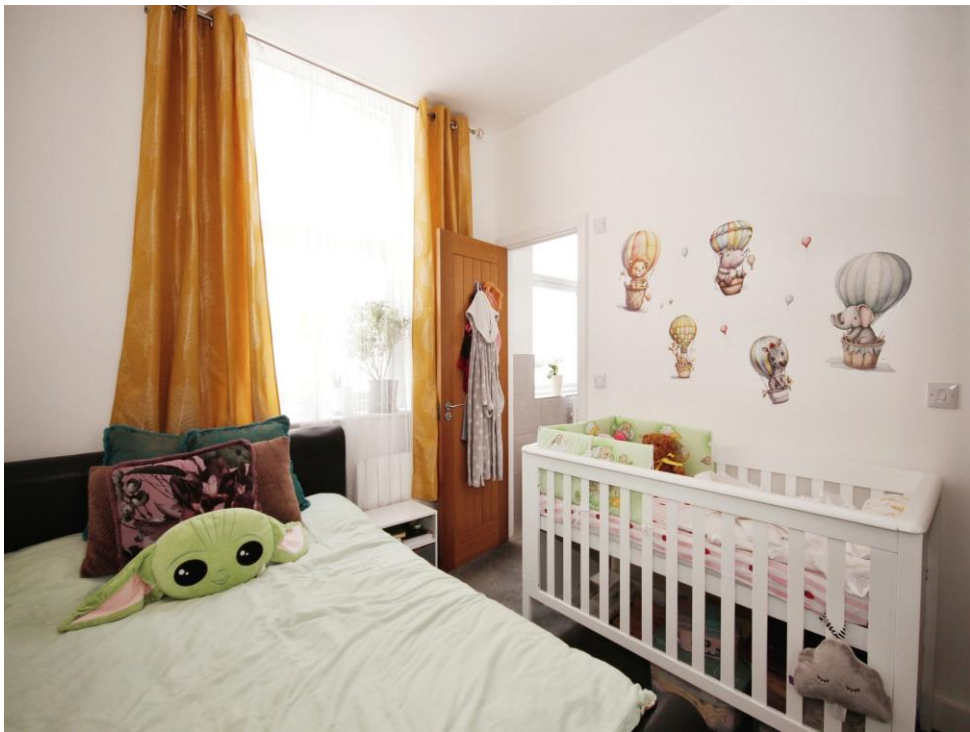
Ensuite

Thermostatic overhead rain shower with duo head, wash hand basin with storage, WC, tiled walls and flooring, spotlights and window to side.

Agents Notes

The service charge for this property was paid upfront when the vendor purchased the property. The cost was £2000 at the time and there have been no additional costs/service charges since. There is currently* no ground rent payable.







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

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14 High Street
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EPC Rating: D

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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