



**Connells**

Emscote Mill Apartments Wharf Street  
Warwick

# Emscote Mill Apartments Wharf Street Warwick CV34 5LB

for sale offers over  
**£156,800**



## Property Description

This modern one bedroom apartment features high ceilings with downlights and large windows allowing for plenty of natural 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 )

A gorgeous open plan kitchen / living room perfect for socialising or cosy evenings. This excellent space features high ceilings with spotlights, engineered oak flooring, and large double glazed windows for plenty of natural light.

## Kitchen

A modern kitchen area well equipped with fully integrated A+ appliances including, Hotpoint oven and hob, hidden extractor fan with lights, Indesit Dishwasher and a full sized 70/30 Kenwood fridge freezer. Also fitted with a range of wall and base units with work surface over, 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

A high-spec ensuite shower room fitted with a thermostatic overhead rain shower with duo head, wash hand basin with built in storage and a low level flush WC. There are tiled walls and flooring, spotlights and a window to side.

## Agents Notes

The service charge for this property was paid upfront when the vendor purchased the property. The cost was £1121.42 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](http://www.focalagent.com)

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14 High Street  
 WARWICK CV34 4AP

EPC Rating: D Council Tax  
 Band: A

Service Charge:  
 1121.42

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR106955](http://connells.co.uk/Property/WAR106955)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require 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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