



**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, triple aspect lounge diner, 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. This superb apartment has been decorated throughout and has had new carpet in the bedroom.

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.

## Lounge

18' x 13' 2" max ( 5.49m x 4.01m max )

Triple aspect windows, laminate flooring and storage cupboard.

## Kitchen

8' 11" x 8' 10" max ( 2.72m x 2.69m max )

Fitted with a range of wall and base units with work surface over, AEG washing machine, double oven, extractor fan and double glazed window to side.

## Bedroom One

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

Double glazed window to rear, wardrobes and new carpets.

## Bathroom

Bath with shower over, WC, vanity unit with extra storage, radiator.

## Parking

Allocated parking space for one vehicle.









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)

To view this property please contact Connells on

**T 01926 403308**

**E [warwick@connells.co.uk](mailto:warwick@connells.co.uk)**

14 High Street  
WARWICK CV34 4AP

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR106832](http://connells.co.uk/Property/WAR106832)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WAR106832 - 0003