



Connells

Orchard Court Ettington Road
Wellesbourne Warwick



Property Description

Connells are pleased to present this luxury GROUND FLOOR TWO bedroom apartment with southerly aspect, situated within a secure gated development with video and audio entry phone system, in the heart of the village of Wellesbourne. This property benefits two bedrooms, an en suite shower room, bathroom, an open plan lounge/kitchen/diner, access to a landscaped communal garden and parking! CONTACT US NOW TO ARRANGE VIEWING!!

Introduction

Combining the peace and tranquillity of the countryside with the convenience of the town and city, Wellesbourne occupies an enviable semi-rural location within Southern Warwickshire.

Bordered by beautiful open fields, woodland and rivers, including many sites run by the National Trust, this sought after location is within easy commuting reach of Stratford upon Avon, Warwick, Leamington Spa and Banbury which all offer an excellent choice of shopping, leisure and cultural amenities, whilst major towns and cities including Solihull, Coventry and Birmingham are all within a 30 mile radius and can be accessed via a bus service linking the towns and villages. Railway links at Stratford upon Avon and Warwick Parkway offer regular services to Birmingham, London and beyond whilst the village itself is just 5 miles from junction 15 of the M40 motorway offering ease of access to the Midlands Motorway Network.

Within Wellesbourne the community are well

served by their own redesigned and refurbished sports hall as well as local amenities such as a medical centre, dental surgery and veterinary practice. Facilities also include a library, church and the highly regarded Wellesbourne C of E Primary School. A comprehensive variety of shops include the Co-op and Sainsbury's supermarkets, as well as an array of independent retailers, a post office, all complemented by the regular Wellesbourne Airfield Market.

Restaurants, a hotel and public houses combine with recreational, social and community activities to bring life and vibrancy to this desirable, expanding village location.

Entrance Hall

Door from the front elevation into a spacious entrance hall having a useful storage cupboard and doors off to the lounge, bathroom and bedrooms.

Bathroom

Having a modern bathroom suite comprising a low level WC, bath with a shower over, wash hand basin and a radiator.

Lounge/diner

16' 6" x 11' 7" (5.03m x 3.53m)

Having two double glazed UPVC windows to the front elevation with fitted shutters, TV point, ample space for dining area and opening through to;

Kitchen Area

12' 2" x 8' 2" (3.71m x 2.49m)

Having a modern and stylish fully fitted kitchen comprising a range of wall and base units and complimentary work surfaces over. The kitchen also benefits integrated appliances including full height fridge/ freezer, single electric oven with grill, four zone ceramic hob and feature angled extractor with stainless steel splashback and space for dish washer and washing machine.

Bedroom One

12' x 9' 5" (3.66m x 2.87m)

Having dual aspect double glazed UPVC windows to the front and side elevations and door through to:

En Suite

Modern en suite comprising a low level WC, wash hand basin, radiator and a shower cubicle with a shower.

Bedroom Two

11' 7" x 9' 3" (3.53m x 2.82m)

Having double glazed UPVC window to the front elevation;

Outside

Communal Garden

Access to a large landscaped communal garden.

Parking

One allocated parking space and benefiting ample visitor parking.

Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov.uk/council/bandings.cfm

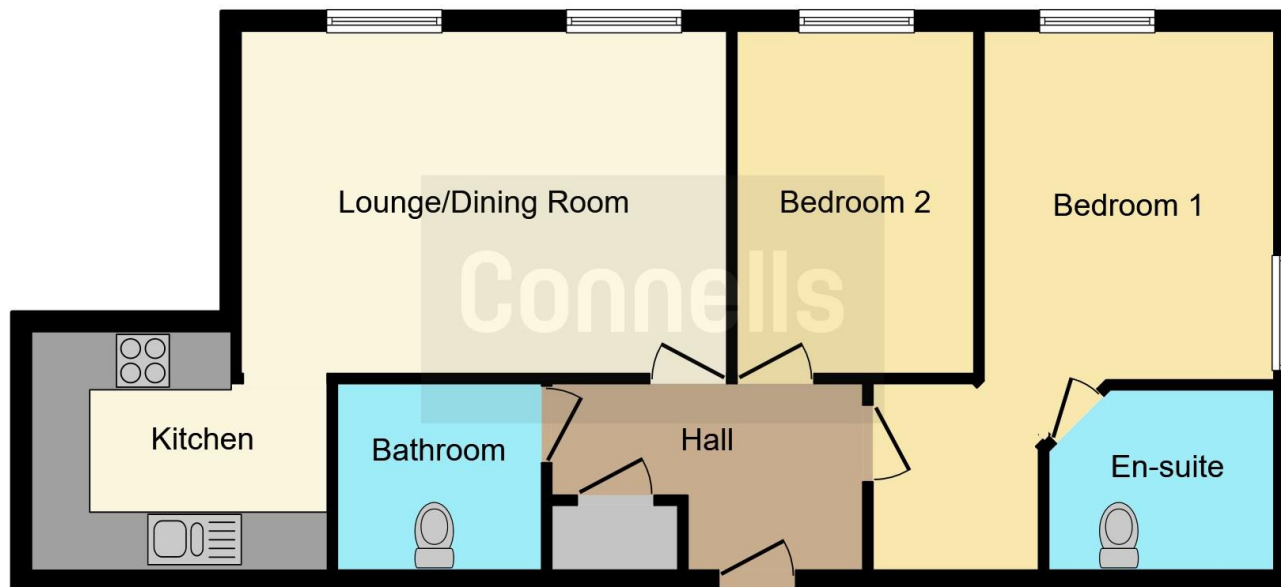
Viewings

Strictly by prior appointment via the selling agent.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2017. 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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