



# Whittaker Way

WARWICK, CV34 8AX

**Nathaniel Cleaver**  
The **Leamington Spa** Property Expert





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**A well presented and very modern two double bedroom mid terrace house located in the popular area of Warwick and recently built by Avant Homes.**

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**Property at a glance**

Shared ownership 40% for £122,000

Two double bedrooms

Main bathroom and downstairs WC

Modern 4 years old

Enclosed rear garden

Driveway parking for two cars

Open plan living / dining / kitchen area

Close to all local amenities, schools, parks etc.

EPC Rating – B





This house is in a perfect location for school catchments, motorway networks and local amenities. The property has 6 years of it's NHBC guarantee and is close to a newly built childrens play area and is surrounded by greenery.

The ground floor consists of; entrance hallway, downstairs WC and open plan lounge / dining area / integrated kitchen and understairs store cupboard. There is also a very pleasant South facing enclosed rear garden which is mainly laid to lawn and fully fenced with a small patio area.

Upstairs there are two double bedrooms and a white modern family bathroom suite.

Further benefits include driveway parking to the front for two cars, gas central heating and double glazing throughout.

This property is very modern and well presented throughout and ideal for first timers or a small family.



“For me there are few properties that come to the market that compare to this property. It is ideal for first timers with it being shared ownership too.”

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## The Seller's View

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"I bought the house as I wanted my first house to be in the area I grew up in and it was the perfect location with easy access to countryside walks for the dogs, whilst still being right by town for the shopping and social element.

I also work in South Oxfordshire so it was easy to hop on the M40 for commuting.

My favourite room is the living room, I love sitting on the sofa with a coffee and a book in the summer with the French doors open whilst the dogs snooze in the garden."



"My favourite room – The Living room"

**Services**

Main water, gas and electric

**Tenure**

Leasehold - 121 years remaining  
Rent / service charge - £471 per calendar month.

**Local Authority & Tax Band**

Warwick District Council  
Tax band - C  
EPC - B

Mobile Coverage: 4G coverage is available in the area - please check with your provider  
Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 22MB average download speed.

Utilities: Mains gas, electricity, mains water are connected.

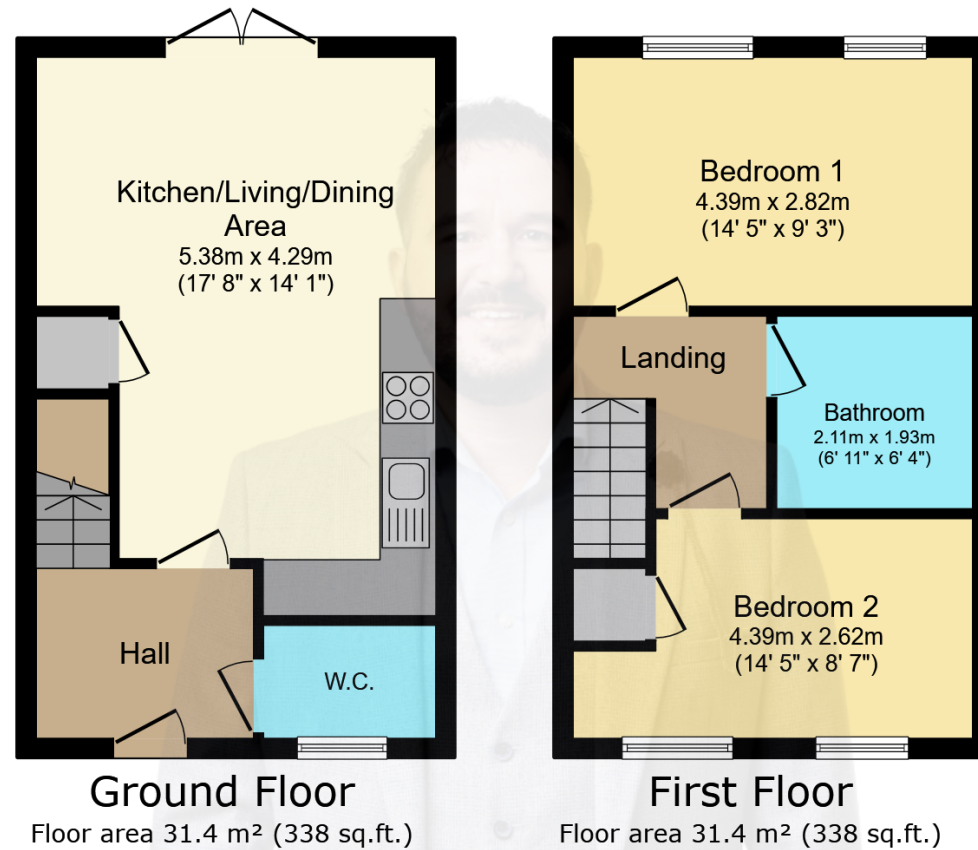
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**Viewing Arrangements**

Viewing strictly by appointment with sole agent Nathaniel Cleaver - 07793 363210

**Amenities/Distances**

Close to all local amenities, shops, The Shires, schools and parks.

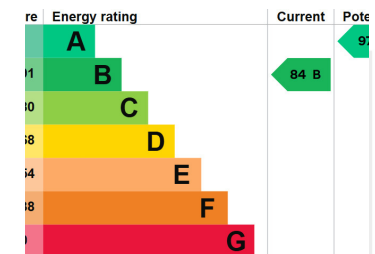


**TOTAL: 62.8 m<sup>2</sup> (676 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

**AGENTS NOTES**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



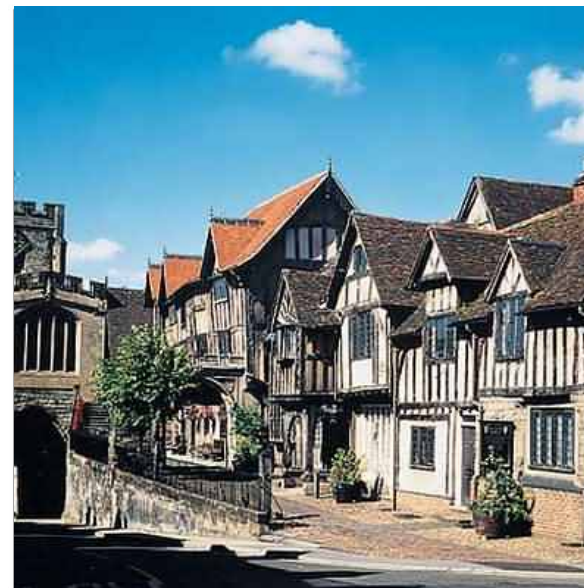
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# About the Area

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## Warwick

Warwick is a town on the River Avon, in England's West Midlands region. It's known for the medieval Warwick Castle, founded by William the Conqueror. The Collegiate Church of St. Mary has a tower with city views and a Norman crypt. The timber-framed buildings of 14th-century Lord Leycester Hospital cluster by the city's West Gate. The St. John's House Museum is housed in a Jacobean mansion with gardens.



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## Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.

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# Nathaniel Cleaver

The **Leamington Spa** Property Expert

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .*

*From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.*

*The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .*

*Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.*



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