



Merlin Way, Warwick, CV34 6GY

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

This very spacious first floor apartment with south facing balcony for the over 65's comes with flexible open-plan living space, private balcony, a self-contained kitchen and two generous double bedrooms - one benefiting from en-suite shower room. A separate shower room makes this the perfect apartment to accommodate family and friends.

Inspired Village, Austin Heath at Warwick features luxurious apartments, sympathetically designed to complement Warwick's existing architecture. A secure living environment with 24hr on site security lighting & cctv in external community areas Set within beautifully landscaped grounds, just a short distance from the local amenities.

Resident only access to the on site sport & wellness facilities - gym, exercise class, studio, pool and library within 'The Grange or Village Clubhouse' which also houses the shop, cafe, restaurant, library as well as the site itself being close to local amenities.

A village bistro and bar with its relaxed atmosphere and alfresco seating, and cafe with deli and shop are positioned within the central square.

A wellness centre with spa pool and sauna offers a unique blend of relaxation and rehabilitation at the heart of the village. Bookable on site driver.

An uncompromising, high level of care that's tailored to the specific needs of anyone requiring a little extra support.





## Key Features

- Purpose built spacious 1st floor apartment with south facing balcony
- For those aged over 65
- Safe and secure surroundings
- Totally independent lifestyle
- Luxurious fixtures and fittings
- Hotel-style room service
- Two double bedrooms
- Bathroom and en-suite
- Large open plan living room with private balcony
- One car parking space if active driver, No chain

**Guide Price**  
**£400,000**

**Entrance hall**

**Living room**  
22'6" x 21'1"

**Kitchen**  
11'2" x 9'3"

**Bedroom**  
18'10" x 12'10"

**En-suite**

**Bedroom**  
14'0" x 11'2"

**Shower room**



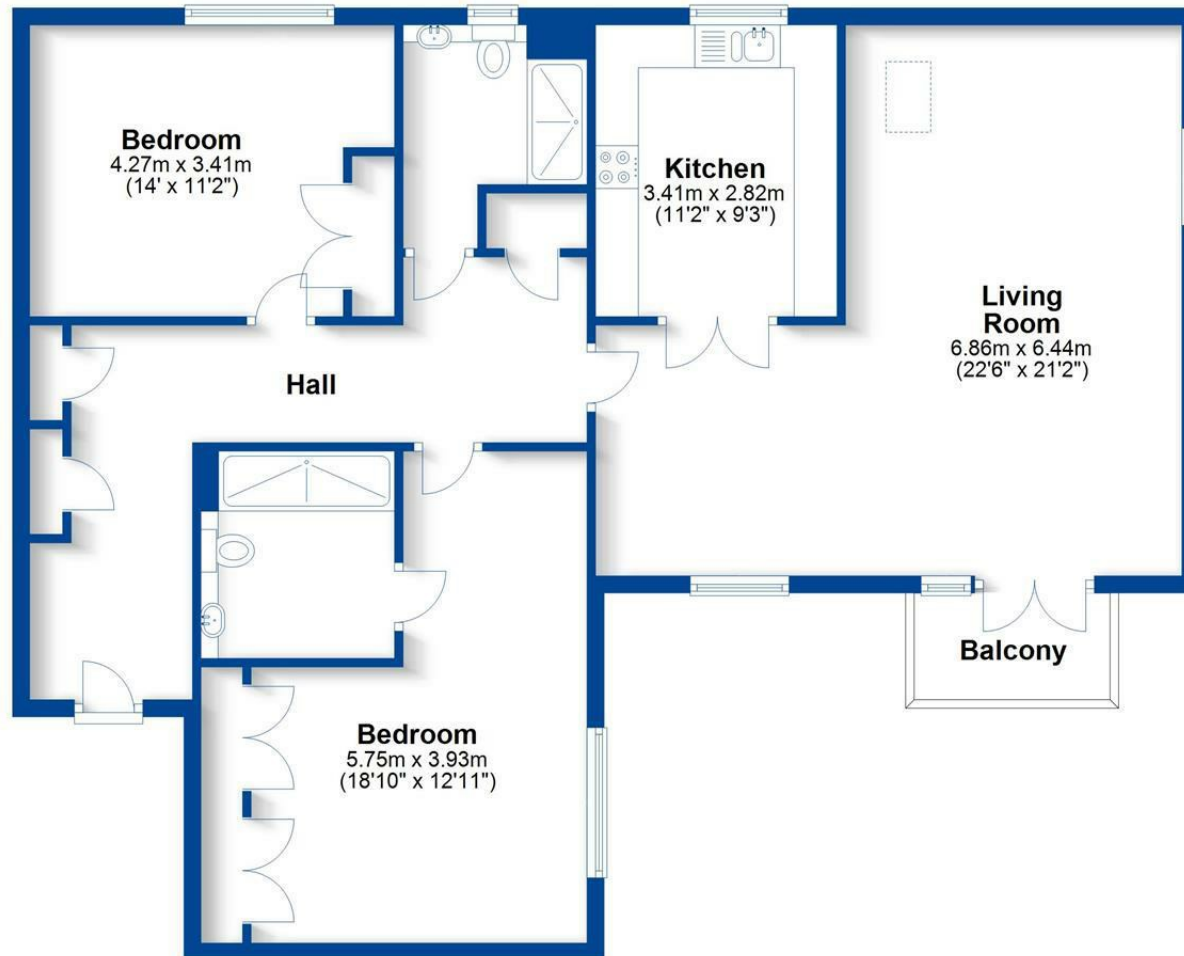




# Floorplan

## First Floor

Approx. 109.0 sq. metres (1172.9 sq. feet)



Total area: approx. 109.0 sq. metres (1172.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight Limited. Not to be reproduced



EPC Rating - B

Tenure - Leasehold

Council Tax Band - E

Local Authority  
Warwick District Council

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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