

Peter Clarke  
New Homes



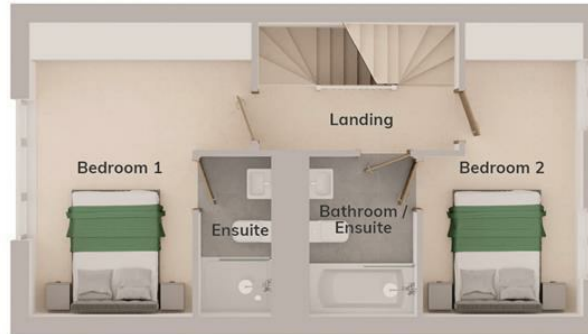
8 Emscote Old Wharf, All Saints Road, Warwick, Warwickshire, CV34 5EH



Ground Floor



First Floor



Second Floor



- Backing Onto Canal In A Picturesque Environment
- Additional Home Office
- Off Road Parking For Two Cars
- Open Plan Living/Dining/Kitchen
- No Chain
- 2 Ensuites and Additional Family Bathroom
- Three Double Bedrooms
- Private Gated Development
- Carpet And Flooring Throughout
- Fitted Wardrobes To Principle Bedroom



Guide Price £557,950

**\*\* VIEWING ADVISED TO APPRECIATE THE SIZE AND ACCOMMODATION ON OFFER\*\*** A delightful, three double bedroom property offering flexible living accommodation, arranged over three floors and benefits from canal side views and off road, gated parking for 2 cars. Walking distance to Warwick and Leamington, local amenities and schooling.

#### EMSCOTE OLD WHARF

The accommodation extends over three floors offering flexible accommodation to include, entrance hallway, cloakroom, beautifully designed open plan living/dining/kitchen room with glazed bi fold doors opening onto the landscaped garden. Stairs lead up to the first floor landing where you will find the two double bedrooms both of which enjoy ensuite facilities.

Stairs lead up to the second floor where you will find a further double bedroom having access to a four piece bathroom and a useful room which could be used as a dressing room, home office, study, snug or hobby room.

The townhouse further benefits from off road parking for two vehicles.

#### ROOM SIZES

##### Ground floor

Entrance Hall - 3m x 1.2m (9'10" x 3'11")  
 Kitchen/living/dining - 11.3m x 4.7m (37' x 15'5")  
 Cloaks - 1.9m x 0.9m (6'3" x 2'12")

##### First Floor

Landing - 3.2m x 1m (10'6" x 3'3")  
 Bedroom 1 - 4.7m x 3.6m (15'5" x 11'10")  
 Ensuite - 2.6m x 1.4m (8'6" x 4'7")  
 Bedroom 2 - 4.7m x 2.6m (15'5" x 8'6")  
 Bathroom/ensuite - 2.6m x 2m (8'6" x 6'7")

##### Second floor

Landing - 2.3m x 1m (7'7" x 3'2")  
 Bedroom 3 - 4.7m x 3.6m (15'5" x 11'10")  
 Dressing/study - 4.7m x 1.9m (15'5" x 6'3")  
 Ensuite - 3.3m x 2.6m (10'10" x 8'6")

#### SPECIFICATION

##### KITCHEN

- \* Fully fitted Symphony kitchen from the Gallery range
- \* Stone worktops with matching up-stand
- \* Glass Symphony splashback fitted behind hob
- \* Stainless steel 1.5 sink with chrome mixer tap
- \* Built in washing machine dryer
- \* Karndean flooring

##### CLOAKROOM, BATHROOMS AND ENSUITES

- \* Roca semi pedestal or pedestal hand basin with contemporary Hansgrohe basin mixer to cloakroom
- \* Roca pedestal hand basin with contemporary Hansgrohe basin mixer to ensuite and bathrooms
- \* Roca toilets with soft-closing seat and cover
- \* Glass doors with bright silver finish for shower enclosures and Hansgrohe thermostatic mixer and slide rail kit, where no ensuite
- \* Roca Seville bath with panel and Hansgrohe thermostatic bath and wall mounted shower mixer, where applicable, or low-level handset
- \* Porcelanosa tiling including:
  - Splashback behind basin in cloakroom
  - Half-height tiling to wet walls
- \* Chrome heated towel rails to bathroom and ensuite
- \* Karndean flooring

##### ELECTRICS AND LIGHTING

- \* Television points to living room, family room and bedroom one where applicable
- \* Telephone points to living room, study and hallway where applicable
- \* Data points to living room and bedroom one
- \* White downlighters to kitchen, WC and cloaks, bathrooms and ensuites
- \* Pendant lighting to feature in all other rooms





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#### INTERIOR AND EXTERIOR DETAILS

- \* Radiators throughout
- \* Oak faced contemporary internal doors with chrome door furniture
- \* Painted staircase with oak newel caps, handrail and bottom step
- \* Ceilings and walls painted in Colour: Timeless
- \* External power socket
- \* External tap
- \* External lighting

#### CUSTOMER ENHANCEMENTS - SUBJECT TO BUILD STAGE

- \* Induction hob
- \* Vanity units where possible
- \* Bedroom 2 fitted wardrobes where possible
- \* Carpets
- \* Wireless alarm
- \* Additional sockets
- \* Chrome downlighters
- \* EV Car charger

#### NEW BUILD DISCLAIMER

These particulars are intended as a preliminary guide for prospective purchasers and should not be relied upon. The elevational treatment for individual house types shows a typical arrangement.

- \* Details of materials and design treatments may vary.
- \* Any artist impressions shown are not intended to represent any particular plot.
- \* Purchasers are advised to inspect the layout plan to establish the arrangement of the house and surrounding property.
- \* Internal layouts show a general arrangement which may vary from plot to plot.
- \* The room sizes are approximate overall finished room sizes and are subject to normal building tolerances (ie  $\pm 75\text{mm}$ ).
- \* Where described as 'maximum' this dimensions is the longest available in that direction in that room.
- \* In all instances purchasers are advised to inspect plot specific information which is available from our sales team.
- \* Nothing in these particulars or verbal assurance shall form or constitute part of any contract, and are given without responsibility on behalf of Cotswold Oak.
- \* PEA's show are typical approximate predictions for that house type.
- \* Cotswold Oak reserve the right to alter, re-plan, or amend any details be it aesthetic or dimensional, without consultation.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. There will be a Service Charge cost TBC.

**SERVICES:** We have been advised by the vendor that mains water, gas, electric and drainage connected to the property. However, this should be checked by your solicitor before exchange of contracts.



**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants, or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to not yet be assessed.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B.

**VIEWING:** By Prior Appointment with the selling agent Peter Clarke New Homes.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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