

An aerial photograph of a large brick building complex, likely a residential development, situated along a canal. The buildings feature grey roofs and red brick facades. A blue canal boat is docked on the water. The scene is surrounded by greenery and other residential buildings in the background.

ehB
RESIDENTIAL

Your Property - Our Business

Plot 9, Emscote Old Wharf, Warwick

**Asking Price
£549,950**



Emscote Old Wharf, an impressive private gated development of just 9 brand new properties. Plot 9 -The Wye is a spacious town house offering three double bedrooms with balcony and views looking out over the Grand Union Canal.

Plot 9 -The Wye is a spacious town house offering three double bedrooms with views looking out over the Grand Union Canal.

The accommodation extends over three floors

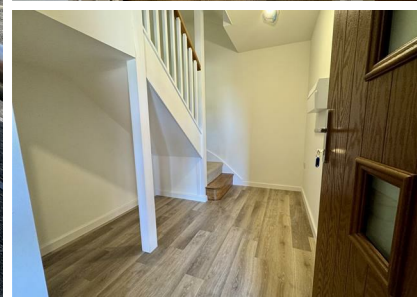
to include, entrance hallway with stairs rising to the first floor landing where you will find the beautifully designed kitchen that leads through to the bright and airy open plan living/dining room with glazed bi fold doors opening to a stunning glazed balcony enjoying views over the canal.

On the second floor there are three double bedrooms with the principal bedroom enjoying an ensuite shower room.

The house further benefits from covered car port driveway providing parking for two vehicles.

For further information on this plot and the development, please see attached brochure.

If you would like to view the property or discuss the development in more detail please feel free to contact us, by phone or email.



- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

Ground Floor



First Floor



Second Floor

