

OAKLEY DRIVE, WARWICK

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SALES & LETTINGS





A very well-presented Bovis Homes 2019 second-floor apartment- in Heathcote just off the Harbury Lane in Warwick. The property has a long 994-year lease and is well located for Jaguar Landrover, Aston Martin, M40, Shires Retail Park and the Leamington Train Station. The apartment comprises a communal entrance hall with an intercom, hallway, two storage cupboards, lounge diner, fitted kitchen, spacious double bedroom and a bathroom. This a great first-time or investment opportunity, with five years NHBC guarantee remaining.

Communal Entrance

A pathway leads to the rear of the building, which has the communal entrance for four apartments with an intercom. A well-kept communal corridor and a staircase leads to the second floor.

Entrance Hall

Spacious entrance hall featuring stunning Amtico flooring, a video entry system, ceiling light points, and two generous storage cupboards. Doors lead to the lounge, open-plan kitchen, and bathroom.

Lounge/Dining Room

An open plan space with luxury Amtico tiled timber effect flooring, two wall-mounted radiators and two uPVC windows. A large opening through to the kitchen.

Kitchen

A stylish shaker-style white kitchen with brown work-tops and bevelled edge white brick splash-back tiling. There is a one-and-half bowl sink with a mixer tap and drainer. A fitted oven, four-ring gas hob and extractor. A fitted fridge freezer, washing machine and a dishwasher. The cupboard houses the gas boiler and there is a uPVC double glazed window.

Bathroom

The bathroom has luxury Amtico tiled flooring, a white suite comprising a bath, with a glass shower screen, chrome mixer tap and thermostatic mains shower over. There is a stylish pedestal hand wash basin with a chrome mixer tap, toilet, chrome radiator, extractor and an electric shaver point. Tiling to water-sensitive areas

Bedroom

This spacious double bedroom is elegantly decorated with a feature full-height panelled wall, neutral tones, a thermostat, a radiator, and a uPVC double-glazed window

Outside & Parking

The property comes with an allocated parking space and communal green areas around the property. There are also communal visitor spaces.

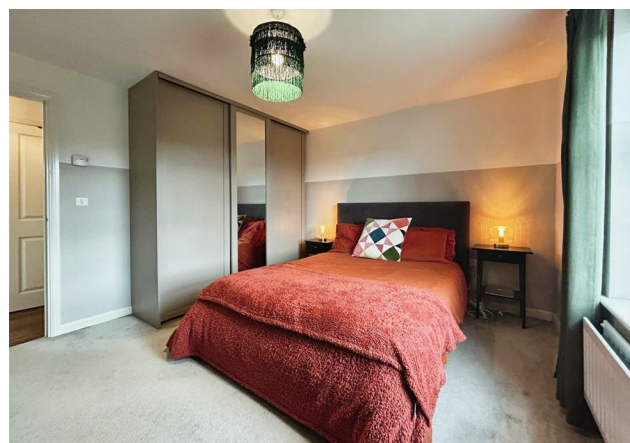
Useful Information

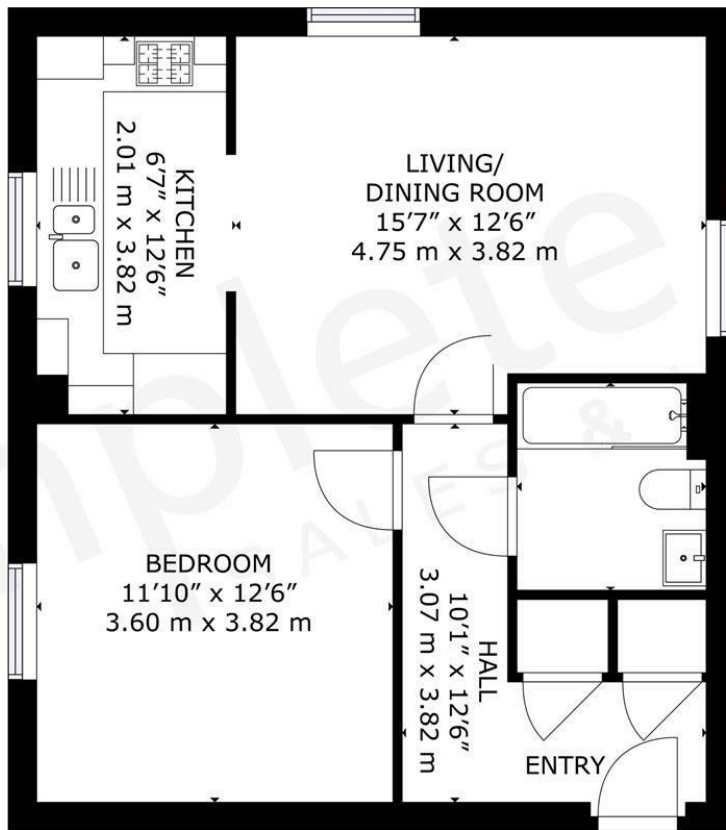
Communal Bikestore
Communal Binstore



Location

Located in a new development in Heathcote, this property is well situated for the motorway links M40 & A46 and JLR Gaydon. There is the Tachbrook Country Park near by- with beautiful walks down to Bishops Tachbrook and also close to local amenities, excellent schooling and Nuffield Health Fitness and Wellbeing Gym. Local amenities are abundant including; doctors, food outlets, supermarkets and a public house. Close by there is also the Shires retail park and also Warwick is a short drive away. Close to Leamington Spa town centre itself, with its array of boutiques style shops, restaurants and cafes and also beautiful parks. The train station is only a short drive from the property and has regular trains to Birmingham and London stations.

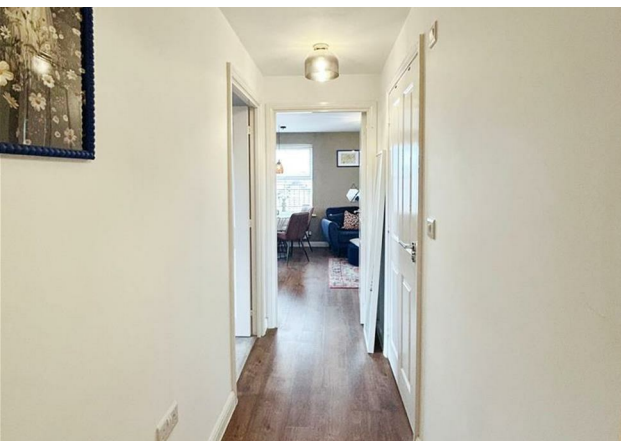




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GROSS INTERNAL AREA
TOTAL: 656 sq.ft, 61 m²

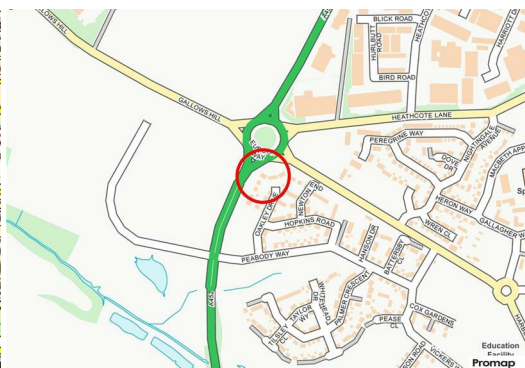
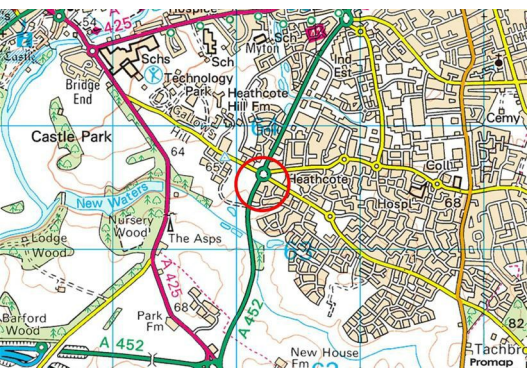
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- Modern Apartment
- One Bedroom
- Gas Central Heating & Double Glazed
- 994 Lease
- Bathroom

- Bovis Home
- Fitted Kitchen
- Stylish Presentation
- Allocated Parking & Visitor
- Lounge/Diner



OAKLEY DRIVE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	83
B (81-91)	83
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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