



**Connells**

Claypitts Boulevard  
Warwick





## Property Description

This desirable home in brief comprises, entrance hall, spacious lounge with Juliet balcony, study area, separate kitchen with an integrated oven and hob, modern family bathroom, primary bedroom with ensuite and a second double bedroom. Additionally, there is an allocated parking space and communal gardens.

Claypitts Boulevard is ideally located for easy access to local shops and amenities, Warwick racecourse, golf course and parks for nice walks nearby. The location is also ideal for good schooling, Aylesford School and Newburgh Primary School are both a short 15 minute walk away.

The property is a short 5 minute drive or less than a 30 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

The property is a 7 minute drive to St Michael's Hospital and a short 9 minute drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

## Lounge

13' 9" x 9' 11" ( 4.19m x 3.02m )

French doors opening to Juliet balcony, carpeted flooring.

## Dining Room

6' 7" x 5' 10" ( 2.01m x 1.78m )

Separate space with carpeted flooring.

## Kitchen

11' 3" x 8' 8" ( 3.43m x 2.64m )

Fitted with a range of wall and base units with work surface over, tiling to splashback, fitted oven, hob and extractor fan, space for washing machine and fridge freezer. Tiled to splashback.

## Bedroom One

12' 5" x 8' 9" ( 3.78m x 2.67m )

Carpeted flooring.

## Ensuite

Shower, wash hand basin, WC and tiling to splashback.

## Bedroom Two

11' 4" x 9' 10" ( 3.45m x 3.00m )

Carpeted flooring.

## Bathroom

Wash hand basin, WC, bath and tiling to splashback.

## Outside

One allocated parking space.













Total floor area 49.3 m<sup>2</sup> (531 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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14 High Street  
 WARWICK CV34 4AP

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 2909.10

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR107554](http://connells.co.uk/Property/WAR107554)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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