



Peter Clarke

IN ASSOCIATION WITH

Winkworth

Plot 9, Emscote Old Wharf All Saints Road, Warwick, Warwickshire, CV34 5EH

- Three Double Bedrooms
- NO CHAIN
- Open Plan Kitchen, Living, Dining With Balcony
- Gated Development
- Carpets And Flooring Throughout
- 10 Year New Home Warranty
- Family Bathroom
- Principal Bedroom With En Suite Shower Room
- Off Road Parking For 2 Cars
- FREEHOLD



£399,950

FREEHOLD, three bedroom spacious apartment set within a private development of just 9 houses. Open plan living, balcony, two parking spaces and canal side views. AVAILABLE NOW.

EMSCOTE OLD WHARF

Emscote Old Wharf is located on the Grand Union Canal enjoying views over the Canal. Delightful Riverside and canal-side walks are right on your doorstep, to both Royal Leamington Spa and Warwick. Head towards Leamington Spa and walk-through the beautiful Victoria Park with the Lawn Bowls Club and on into the Pump Room gardens or head towards Warwick past some wonderful Canal-side eateries, The Cape of Good Hope being just one of them, serving traditional dishes and local beers.

For those interested in history, then a visit to Warwick Castle is a must, immerse yourself in the 1000-year history of Warwick Castle and take a walk around the beautiful grounds that the Earls Countess's of Warwick once enjoyed. Canalboat hire is available in Warwick enabling you to explore the historic canals further afield should you wish.

Emscote Old Wharf is located in an established location with an abundance of local amenities within easy reach and both junior and secondary schools are located close by.

SPECIFICATION

Our Signature Specification includes an extensive range of upgrades included as standard. Buyers will benefit from

- Carpets and Kamdean throughout
- Stone worktops
- Integral appliances
- Oak-faced contemporary internal doors
- Roca and Hansgrohe sanitaryware
- Mirrored wardrobes to all principal bedrooms

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
- * Kamdean 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 ensuites 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
- * Kamdean flooring



Ground Floor

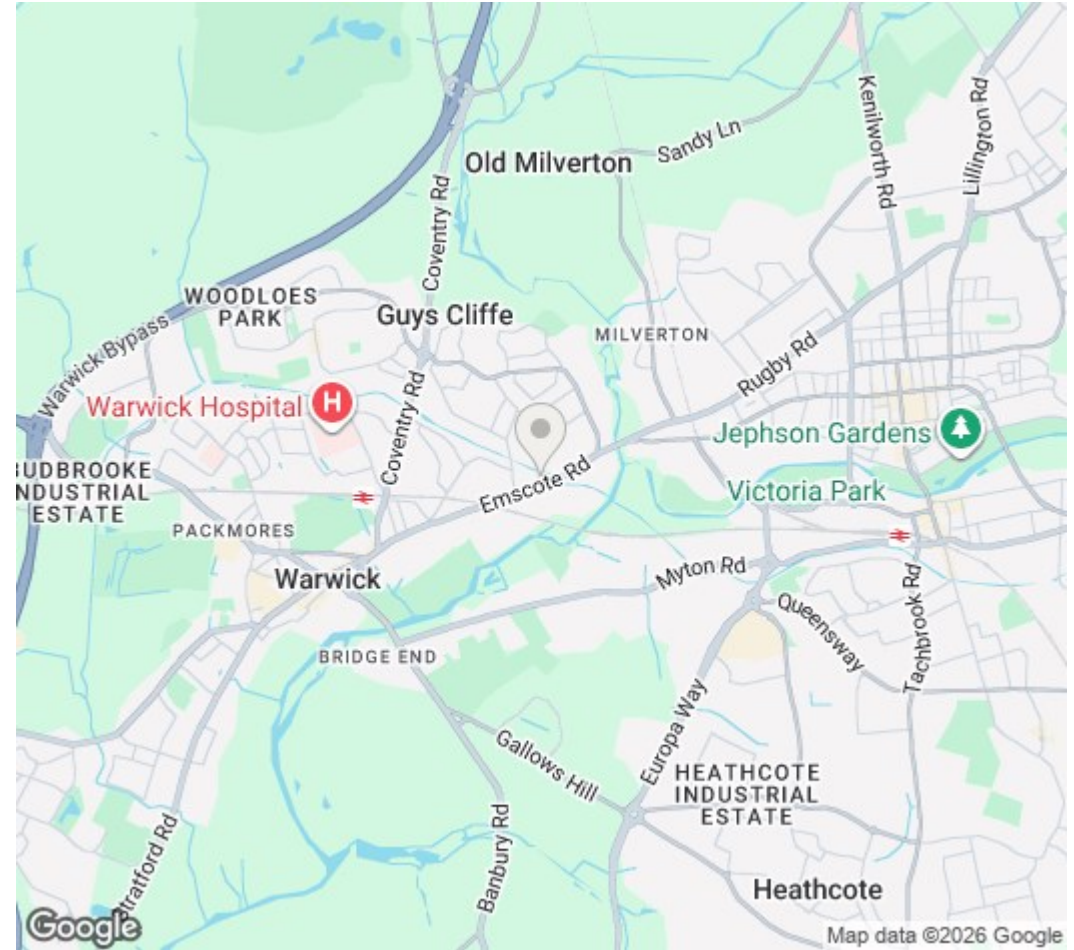


First Floor



Second Floor





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