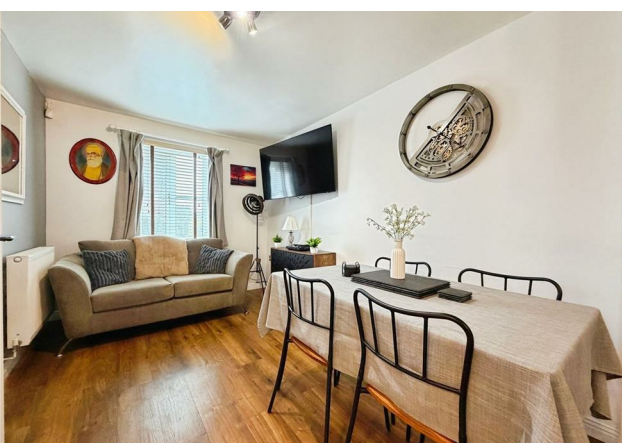




GLENDOWER APPROACH, HEATHCOTE

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SALES & LETTINGS





A stylish town-house built-in around 2001, backing onto a mini-woodland and close to the local parks. The family home is a beautifully presented three bedroom townhouse, having been upgraded by the current owners to include a stylish open-plan kitchen diner on the ground floor, living room with Juliet balcony with views of the wooded area of the park and bedroom to the first floor. Two bedrooms, bathroom and en-suite to the second floor. Includes parking, garage and landscaped gardens. Situated on the popular development of Heathcote/Warwick Gates, which has fantastic primary and secondary schooling. There are also local amenities such as, retail park, local shops pubs and restaurants. Also has good access to the M40 motorway for commuting purposes. 1173 ft.²

Property Details...

Entrance Hall

A stylish modern composite entrance door that has two internal windows- opens into the hallway, which has timber effect luxury vinyl flooring. There is a radiator, a cloaks storage cupboard with shelving. Door to the guest WC and family kitchen diner. There is a staircase leading to the first floor with newly fitted carpet and under-stairs storage.

Guest WC

With a continuation of the timber effect luxury vinyl tiled flooring there is a corner handbasin with tile splash-back, a radiator, a toilet and an extractor.

Family Kitchen Diner

We have a continuation of the luxury vinyl tile flooring. An open-plan space which is very stylish, and has a heritage style kitchen with antique cup handles and door knobs. There are black squared edge worktops. There was a deep one and a half bowl stainless steel sink with mixer tap and drainer, a double fitted oven with a five-ring gas hob with an extractor over. Space and plumbing for a dishwasher pull out corner shelving, further area with the same units which has space and plumbing for a washing machine and space for dryer. There is also space for large American style fridge. There is grey brick tiled splash-back, a uPVC double glazed window with a view of the garden and uPVC double glazed French doors. There is area for a dining table as well as area for of a furniture with a uPVC double glazed window.

Landing

With new carpet, a uPVC double glaze window and a staircase with a painted balustrade & timber handrail leads to the second floor. Door to the living room and bedroom.

Living Room

a good size living room with a uPVC double glazed window , a radiator and uPVC double glazed french doors with a Juliet balcony.

Bedroom

A spacious bedroom which has a radiator, fitted double wardrobe and a uPVC double glazed window to the front elevation.

Second Floor Landing

With new carpet, a useful shelf, doors to 2 bedrooms and the family bathroom. There is airing cupboard with the gas combination boiler and shelving. A large loft hatch to the boarded loft which has a ladder

Bedroom One

A double batch which has a number of fitted wardrobes, a radiator and two uPVC double glazed windows to the front elevation. Door to the en-suite.

En-Suite

A stylish modern tiled en-suite which has a glass walk-in shower with a rainfall mains shower. Modern gloss vanity storage with sink and concealed cistern toilet. A heated towel radiator and an extractor.

Bedroom Two

A double bedroom which has a radiator, fitted wardrobe and a uPVC double glazed



window to the rear elevation.

Bathroom

Fitted with the original bathroom suite which comprises of a white bath, a toilet, pedestal hand wash basin tiled splash-back, a radiator, an extractor and a uPVC double glazed window. An electric shaver point.

Rear Garden

A low maintenance landscaped garden which has a large tiled terrace, artificial lawn and sleepover retained bedding. There was a large fixed canopy over timber decking. There is painted perimeter fencing and gate to rear passage.

Front Garden

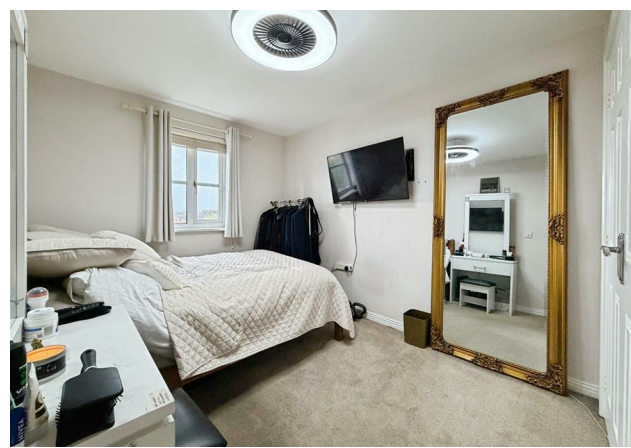
Which has been landscaped, with tiled pathway, slate, a hedge and step up-to the front door.

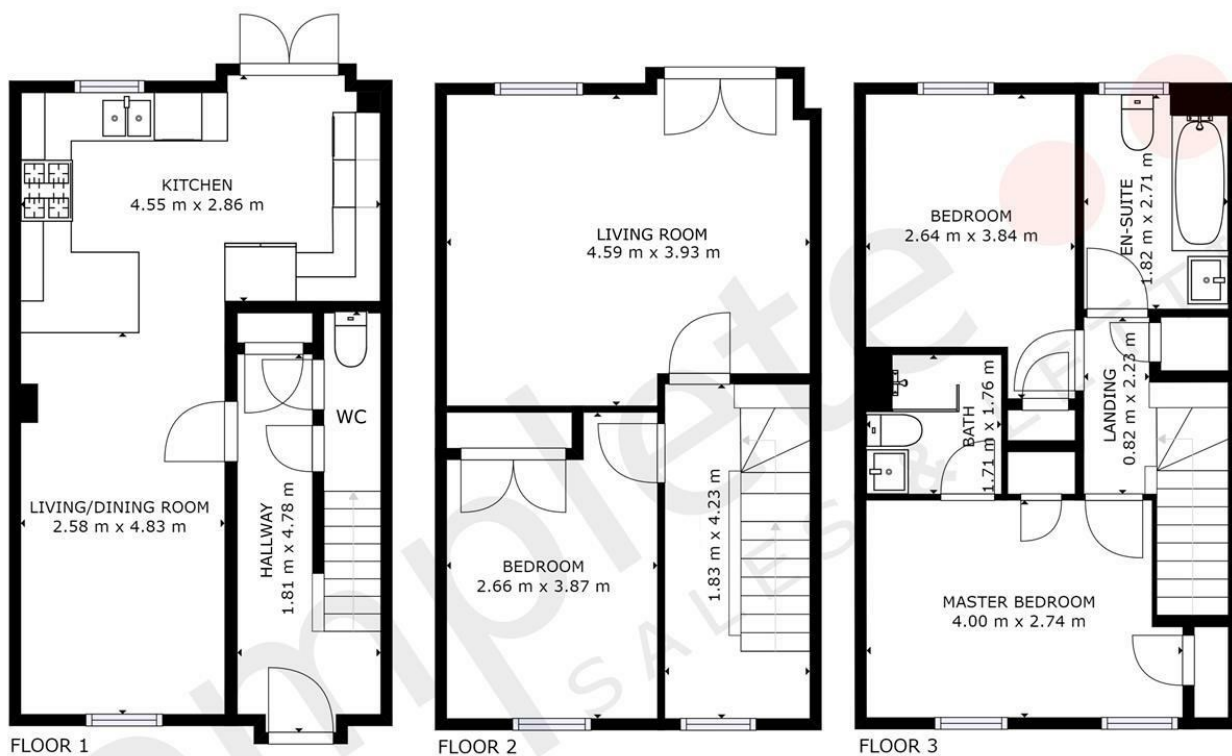
Garage & Parking

There is a single garage to the side with an up-and-over door and a parking space in front.

Location

Set within the favourable Heathcote/Warwick Gates development, this property is well-placed to take advantage of the close road networks such as Harbury Lane, M40 & Fosse Way. There are amenities within Warwick Gates, including parks, green walks, doctors, food outlets, supermarkets and a public house. Close by, there is also the Shires retail park and Leamington Spa town centre itself, with its array of boutique-style shops, restaurants, cafes and beautiful parks. The property is in good school catchments, including Myton School, also local primary & infant schools on Vickers Way and the new



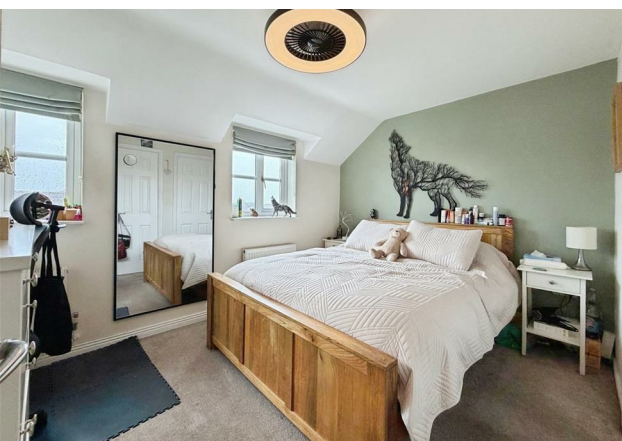


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GROSS INTERNAL AREA
FLOOR 1: 36 m², FLOOR 2: 36 m²
FLOOR 3: 36 m²
TOTAL: 109 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



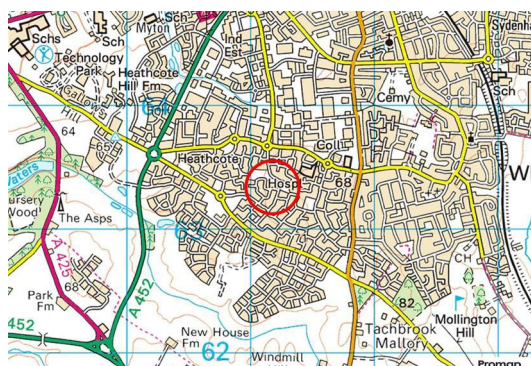
Oakley School. The train station is only a short drive from the property and has regular trains to Birmingham and London stations. Warwick town centre is a short drive away with so many more boutiques, outlets, restaurants and bars- also the Warwick Castle!





- 2001 Modern Town House
- Hallway & Guest WC
- Two Bathrooms
- Family Kitchen Diner
- Popular Local Schools

- Three Double Bedrooms
- Backing Onto Mini Woodland
- First Floor Living Room
- Landscaped Gardens
- Great Access To Train Station & M40



GLENDOWER APPROACH, WARWICK

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus) A			
81-91) B			
69-80) C		79	89
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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