

Peter Clarke  
New Homes



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

Ground  
Floor



First  
Floor



Second  
Floor



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

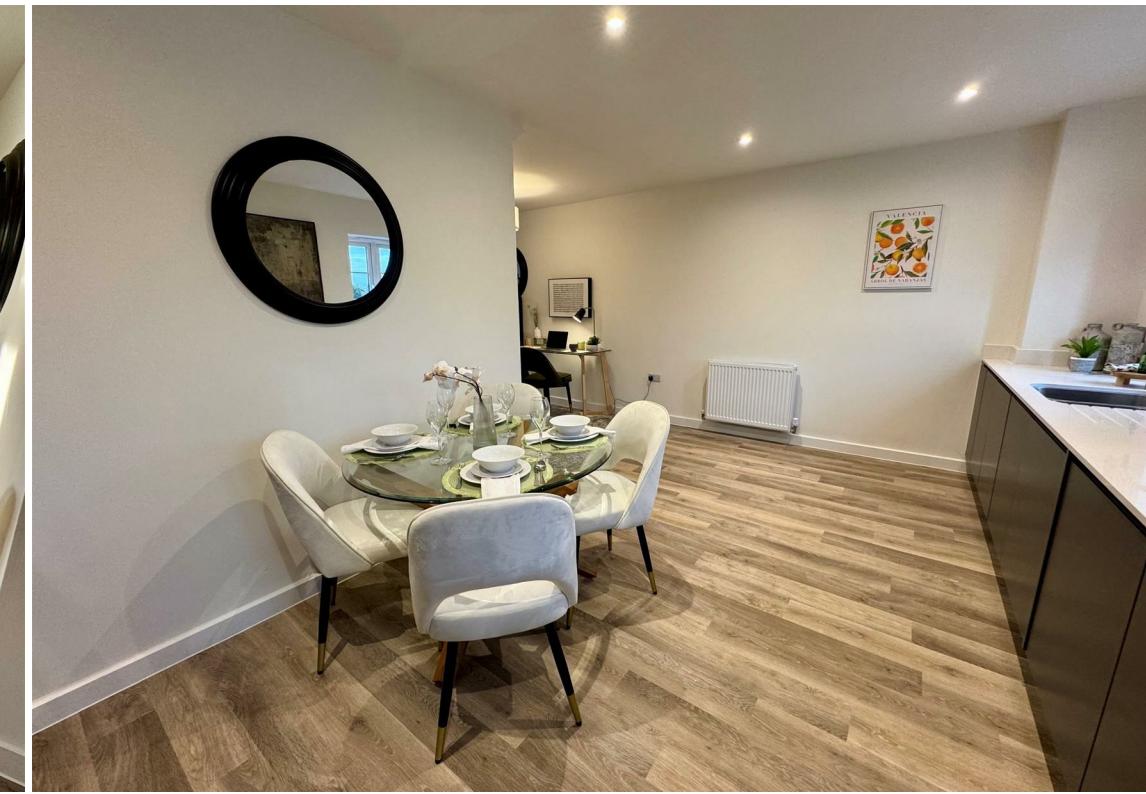
#### KITCHEN

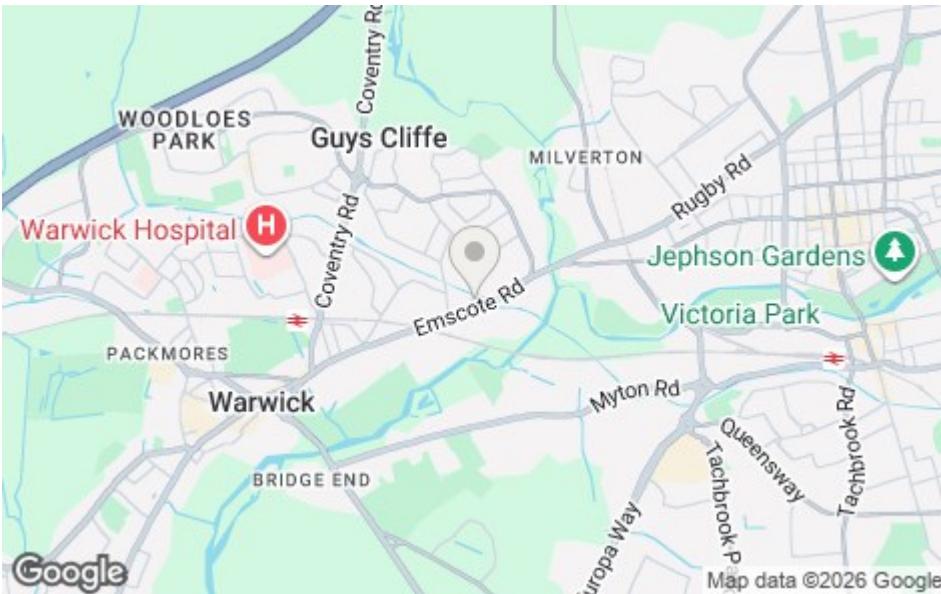
- \* Fully fitted Symphony kitchen from the Gallery range
- \* Stone worktops with matching up-stand
- \* Glass Symphony splashback fitted behind hob
- \* Stainless steel 1.5 sink with chrome mixer tap
- \* Built in washing machine dryer
- \* Karndean flooring

#### 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
- \* Karndean flooring

#### ELECTRICS AND LIGHTING

- \* Television points to living room, family room and bedroom one where applicable
- \* Telephone points to living room, study and hallway where applicable
- \* Data points to living room and bedroom one
- \* Downlighters to kitchen, WC and cloaks, bathrooms and ensuites
- \* Pendant lighting to feature in all other rooms

#### INTERIOR AND EXTERIOR DETAILS

- \* Radiators throughout
- \* Oak faced contemporary internal doors with chrome door furniture
- \* Painted staircase with oak newel caps, handrail and bottom step
- \* Ceilings and walls painted in Colour: Timeless
- \* External power socket
- \* External tap
- \* External lighting

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. There will be a Service Charge with an approximate cost of £500.00 per annum.

**SERVICES:** We have been advised by the vendor that mains water, gas, electric and drainage connected to the property. However, this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants, or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to be Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B

VIEWING: By Prior Appointment with the selling agent Peter Clarke New Homes.

ALL HOMES ARE COVERED BY A 10 YEAR WARRANTY

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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