



**Connells**

Sir Anthony Eden Way  
Warwick



## Property Description

The property is located on the fourth floor which can be easily accessed by stairs or the communal lift. This impressive home has allocated parking and is being sold with no onward chain - ideal for first time buyers, investors or downsizers.

The large entrance hall leads to all rooms, comes with built in storage and offers space for additional furniture. The lounge diner boasts a wealth of natural light and comes with full width sliding glass doors that lead out onto the balcony. There is a separate kitchen breakfast with ample storage and worktop space - ideal for food preparation.

The two large double bedrooms are generous in size with the primary bedroom further benefiting from its own four piece en-suite and walk in wardrobe! There are also French doors leading out onto the balcony. There is an additional white suite family bathroom.

The wrap-around balcony is not overlooked, offering a private setting to enjoy your outdoor space. There is ample space for table and chairs, barbecues and more - ideal for outdoor relaxation and entertaining. The balcony overlooks gorgeous scenery of surrounding green space and the river, the perfect picturesque and peaceful setting.

## The Location

Sir Anthony Eden Way is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School and Coten End Primary are both Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

The location is perfect for national commuters as it is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London. Leamington Spa Station is also within easy reach for direct trains to London.

The property is within a short 5 minute drive or 25 minute walk of 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. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The property is also ideal for easy access into Leamington Spa and all of its local shops, coffee shops, many restaurants and amenities. Leamington Spa also has a range of parks for lovely walks such as Jephson Gardens.

## Entrance Hall

Laminate flooring, spotlights and storage cupboard.

## Lounge Diner

21' 8" x 16' 10" ( 6.60m x 5.13m )

Dual aspect windows and full width sliding door to rear leading onto the balcony.

## Kitchen Breakfast

17' 2" x 7' 10" ( 5.23m x 2.39m )

Fitted with a range of wall and base units with work surface over, oven, electric hob, extractor fan, microwave, slimline dishwasher, washer dryer and fridge freezer. Tiled flooring and spotlights. Window to rear.

## Bedroom One

20' 1" x 13' 1" ( 6.12m x 3.99m )

Carpeted flooring and French doors leading to the balcony with river views. Built in walk in wardrobe with shelves, carpeted flooring and lighting. There is an additional fitted corner wardrobe.

## En-Suite

Shower, bath, towel warmer, wash hand basin with storage, tiled splashback and flooring. Storage cupboard with mirrored cabinet.

## Bedroom Two

15' 4" x 14' 6" ( 4.67m x 4.42m )

Dual aspect windows, wardrobes and carpeted flooring.

## Family Bathroom

WC, wash hand basin with storage, double shower, towel warmer, spotlights, tiled flooring and splashback.

## Balcony

Large wrap around balcony with plenty of space for table, chairs, and entertaining. The balcony overlooks open fields and stunning river views.

## Parking

Allocated parking.









Total floor area 123.2 m<sup>2</sup> (1,326 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**

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14 High Street  
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EPC Rating: B    Council Tax  
 Band: E

Service Charge:  
 2276.75

Ground Rent:  
 500.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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