



# PROGRESS COURT

Eight townhouses on the Grand Union Canal  
Warwick | Completion 2026









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**Miller Rose is proud to introduce Progress Court, Eight townhouses on the Grand Union Canal in Warwick.**

A rare collection of crafted homes where space, style and location come together in a way that's increasingly hard to find.

Built across three beautiful floors and set just moments away from the life, soul and history of Warwick itself, Progress Court breathes with the rhythm, flow and joy of everyday life.

Designed with detail and finished to perfection, explore the exceptional townhouses at Progress Court, Warwick.





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# THE JOY OF WARWICK

Warwick is one of those rare English market towns that hasn't lost itself to growth. The historic centre remains intact – medieval streets, half-timbered buildings, the castle that's dominated the skyline since 1068. But this isn't a preserved museum town. It's a working market town where history and modern life sit comfortably alongside each other.



## HIGH STREET & TOWN LIFE

The high street balances independent character with everyday practicality. A proper butcher, a proper baker, coffee shops that aren't part of national chains. Italian, Thai, Indian and French restaurants. A theatre and arts centre for evening entertainment. Waitrose and M&S Food Hall for the weekly shop. The mix works – independent businesses that give the place character alongside the chains that make daily life straightforward.





## SCHOOLS & FAMILY LIFE

For families, Warwick offers strong schools within walking distance of Progress Court. Coten End Primary sits just 0.4 miles away with Myton School just 0.6 miles away. Both within easy reach for the morning school run on foot. For those considering secondary options, Warwick School and King's High School provide independent options with long-established reputations.

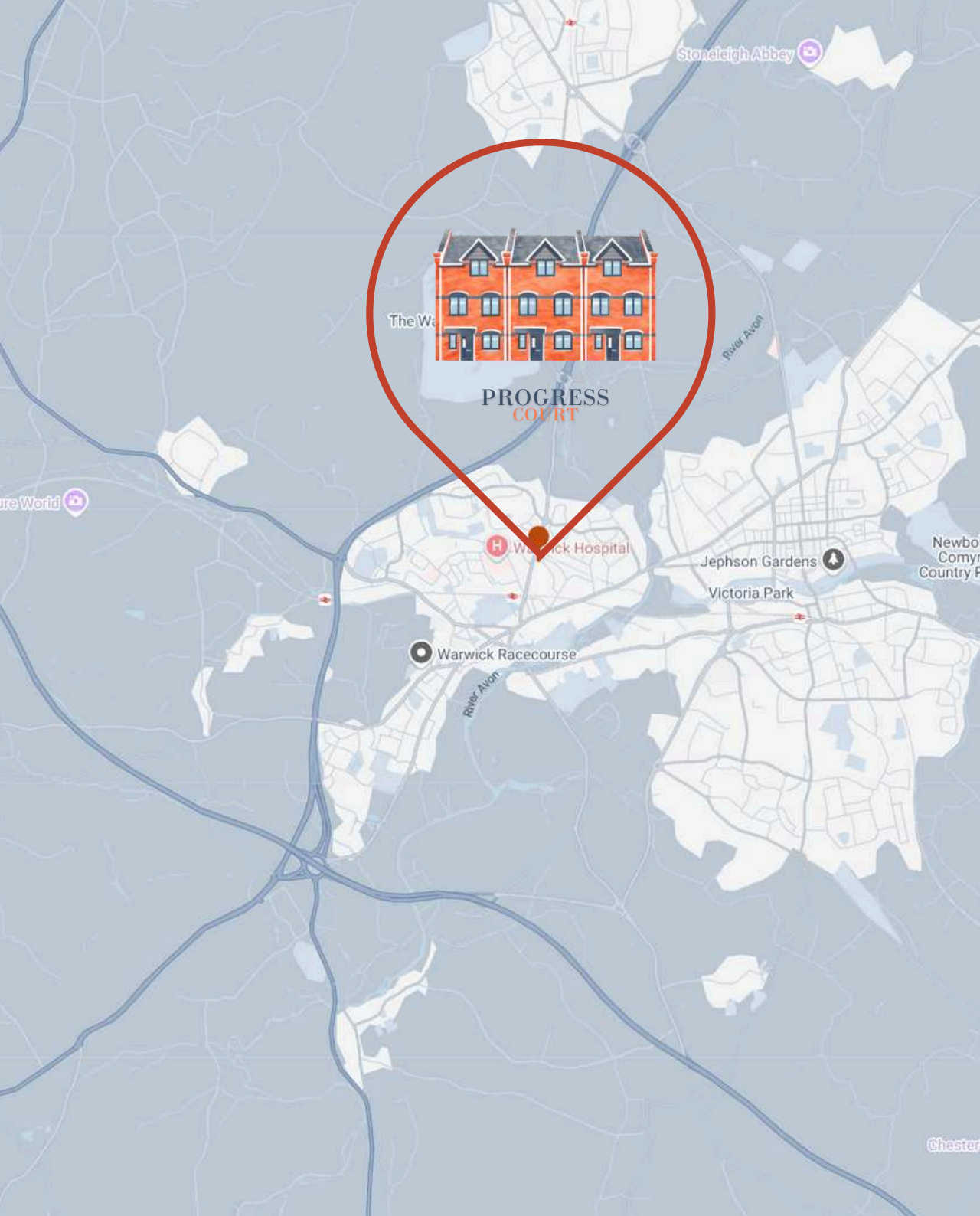


## COUNTRYSIDE & CANAL LIVING

The Grand Union Canal runs through Warwick, connecting London to Birmingham. The towpath forms part of the National Cycle Route, used by walkers and cyclists daily. Narrowboats still pass through the locks. From Progress Court, the canal sits directly behind the gardens - a boundary that's been there since 1800 and offers permanent green space in one direction, town centre access in the other.

Beyond the town, the Warwickshire countryside opens up. The market town sits within easy reach of rural walks, country pubs, and the sort of landscape that makes weekend mornings feel restorative rather than rushed. Close enough to Birmingham and Coventry for work, far enough out to feel separate from urban sprawl.





## CONNECTIVITY & LOCATION

The train station sits ten minutes from Progress Court, with direct services to Birmingham Moor Street in 25 minutes and London Marylebone in 90 minutes. The M40 is ten minutes by car. Leamington Spa is 2 miles away, Coventry 10 miles. Connected enough to work in Birmingham or London, close enough to access what neighbouring cities offer, but Warwick itself is somewhere worth being, rather than simply convenient to leave from.

Warwick Station	0.6 miles
Birmingham Moor Street	25 minutes
Royal Leamington Spa	2.8 miles
M40	5 miles
London Marylebone	1hr 30 minutes





# HOMES TO FEEL AT HOME IN



Progress Court is being built by a developer who understands that quality matters more than speed. The specification has been designed as complete from the start - not as a base level awaiting upgrades, but as homes finished properly.

The finish reflects the same attention as the architecture. Symphony Harvard kitchens throughout. Bosch appliances as standard including a must-have wine cooler, American-style fridge/freezer, and integrated washer/dryer.

Featuring Ground floor underfloor heating and Oak internal doors, these homes are designed to be moved into and lived in immediately, without the need for additional work or expense to bring them up to standard.





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# PROGRESS COURT SPECIFICATION

## Kitchens

- Symphony Harvard kitchen units in choice of colours
- Quartz worktops with upstands and splashbacks
- Bosch oven
- Bosch combination microwave oven
- Bosch warming drawer
- Bosch induction hob built into island
- Smeg canopy hood
- Smeg wine cooler
- Smeg American-style fridge/freezer
- Bosch integrated washer/dryer
- Hansgrohe tap with pull-out spray function
- LED under-cabinet lighting
- Undermount single bowl sink

## Bathrooms

- Hansgrohe fittings throughout
- Full-height tiling in white metro tiles
- Choice of border tile colours
- Chrome heated towel rails
- Rainfall showerhead and separate handset
- White sanitaryware
- Soft-close toilet seat
- Mirror cabinet with LED lighting
- Shaver socket

## Bathrooms

- Worcester Bosch boiler with 10-year warranty
- Radiators to first and second floors
- Thermostat control
- Pressurised hot water system

## Flooring

- Large format porcelain tiles or Herringbone flooring to ground floor
- Oak staircase
- Carpet to first and second floor (choice of colours)
- Tiling to bathrooms



## Internal Finishes

- Oak internal doors with chrome handles
- White painted walls throughout
- White painted woodwork
- LED downlights to ground floor
- Pendant lights to bedrooms
- TV and data points
- USB sockets to bedrooms

## External

- Private rear garden laid to lawn
- Patio area
- Garden tap
- External lighting
- Two allocated parking spaces per home
- Block paving to parking areas

## Security & Peace of Mind

- 10-year NHBC warranty
- Mains-wired smoke and heat detectors
- High security front door locks
- Window locks throughout
- 10-year window guarantee





# YOUR TOWNHOUSE PROGRESS COURT

Progress Court offers something increasingly rare - eight townhouses where every element has been carefully considered. Three floors of genuine space overlooking the Grand Union Canal. A specification that's complete from day one. A location in Warwick town centre where daily life works without compromise.

This is what it feels like when a home is built properly. When the specification reflects genuine quality and you can move in and simply live at your pace in your space.

To arrange a viewing or find out more about Progress Court, contact Miller Rose.







## ABOUT THE DEVELOPER

**Sunkari Group** is a vertically integrated property development company, established and led by Kari Baden, an experienced leader in the construction and property development sectors. With over three decades of experience, Sunkari's strength lies in its end-to-end control of the development process, ensuring maximum value and transparency at every stage of the development lifecycle.

With a track record of successful project delivery and a deep commitment to excellence, **Sunkari Group** stands as a robust and reliable partner in the property development industry. The company's focus on transparency, innovation, and long-term investment makes it well-positioned to continue its growth and success, with Progress Court the latest testament to its dedication to creating exceptional residential properties.

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**SUNKARI** **MILLER  
ROSE**

**For sales enquiries or to book a viewing,  
please call Miller Rose on: 0121 347 6116  
Email: [sales@millerrose.co.uk](mailto:sales@millerrose.co.uk)**

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