



**Connells**

Brittain Lane  
Warwick



### Property Description

A well presented and spacious, two bedroom top floor apartment located in a desirable residential area of Brittain Lane, Warwick. Offering modern living with the added benefit of green space nearby. This property is available to purchase at 70% shared ownership or the full 100% ownership. This lovely further benefits from being sold with no onward chain.

The property features a bright and generously sized lounge/diner, providing ample space for both relaxing and entertaining. A modern fitted kitchen is well-equipped with a range of units and workspace, ideal for everyday meal preparation.

There are two good-sized bedrooms, suitable for a small family, guests, or home working, along with a modern white-suite bathroom.

Externally, the apartment benefits from allocated parking, ensuring convenience for residents. The property is also ideally positioned with access to a pleasant communal green space, perfect for outdoor relaxation.

### The Location

Brittain Lane is within walking distance to the favoured Myton School as well as Warwick School, Kings High School and the outstanding Coten End Primary School. Myton Crescent offers excellent travel links including easy access to major road networks such as the A46 and M40 as well as both Warwick and Leamington Spa railway stations.

The property is within a short 5 minute drive or 27 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. It is also a less than 10 minute drive into Royal Leamington Spa and all its amenities.

Brittain Lane is also well located for commuters as is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London.

### Lounge

21' 7" x 10' 5" ( 6.58m x 3.17m )

Dual aspect windows to rear and carpeted flooring.

## Kitchen

9' 3" x 7' 5" ( 2.82m x 2.26m )

Fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, oven, hob and extractor. Space for washer and fridge. Window to side.

## Bedroom One

14' 3" x 9' 2" ( 4.34m x 2.79m )

Window to front, fitted wardrobes and carpeted flooring.

## Bedroom Two

10' 7" x 7' 11" ( 3.23m x 2.41m )

Window to front and carpeted flooring.

## Bathroom

Shower over bath, WC, wash hand basin, part tiled and laminate flooring.

## Parking

Allocated parking space.

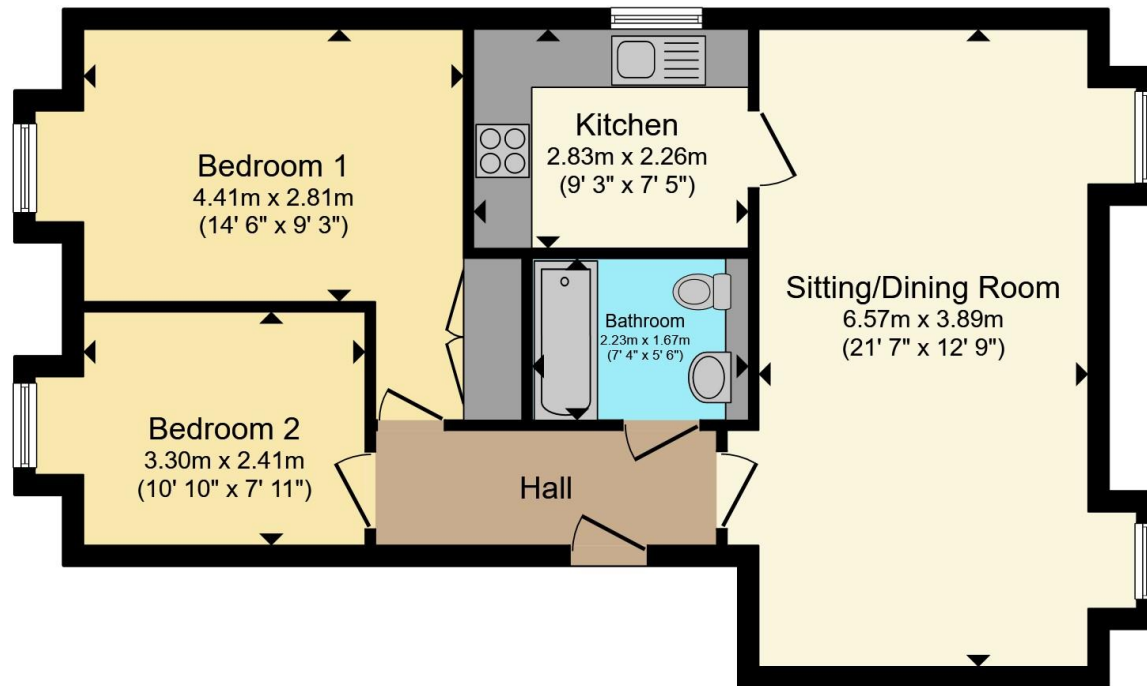
## Vendors Notes

Original boiler serviced yearly.









**Top Floor**

Total floor area 61.3 m<sup>2</sup> (660 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**

To view this property please contact Connells on

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14 High Street  
 WARWICK CV34 4AP

EPC Rating: C Council Tax Band: B

Service Charge: 1576.35

Ground Rent: 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR105572](http://connells.co.uk/Property/WAR105572)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. 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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