



VAUGHANREYNOLDS
ESTATE AGENTS

Station Road
Warwick, CV34 4LA



This exclusive, gated scheme of eight, newly constructed town houses is situated in an extremely popular and convenient location within walking distance of the countless town centre bars, restaurants and wider attractions in lower town and further afield in neighbouring Leamington Spa and Stratford-upon-Avon. Just moments from Warwick Train station, you can reach London Marylebone directly in under one hour thirty minutes, making this the perfect lifestyle choice for buyers wishing to have the best of all worlds.

THE PROPERTY

Designed to reflect the site's heritage, certain characteristics of the former Great Western Pub which occupied the site for many years, can be seen in the exterior detailing. These blend perfectly with the modern interior choices and allow the scheme to settle comfortably within its mature surroundings. From Station Road, uninterrupted views of Priory Park can be celebrated from the private roof terracing, giving a sense of serenity to this urban setting. Each home offers a high level of versatility with the ergonomically designed accommodation spanning over three levels. The breakfast kitchens encourage a more social approach to meal times and the well appointed en-suite facilities give a sense of luxury to the master bedroom suites. The private garden spaces are enclosed for privacy and the direct access via an expanse of bi-folding doors promote an inside-outside lifestyle that is so widely coveted. All properties benefit from allocated parking, use of a communal bike stores and direct access to the adjoining footpaths via secure pedestrian gateways.

LOCATION

Warwickshire's County Town is world-famous for its magnificent castle and historic charm. There are many attractions to visit, beautiful parks and gardens and buildings of outstanding quality from every period of the last thousand years. Warwick's mainly independent businesses offer an enticing blend of the old and the new - from gift shops, antique centres and traditional tea rooms to trendy boutiques, art galleries and fine restaurants. It is particularly convenient for access to many local centres, with a rail service from Leamington and Warwick and an Inter-city service at Coventry. The motorway network is immediately available at Junction 15 of the M40 at Longbridge Island, two miles to the south of the town centre providing easy access to the north and south.

IT'S IN THE DETAIL!

KITCHENS

- * Quartz worksurfaces
- * Quartz Sinks
- * AEG appliances to include double oven, induction hob, extractor, integrated fridge freezer, integrated washer/dryer, integrated dishwasher
- * Flooring engineered oak or Karndean

BATHROOMS

- * Sanitaryware by Roca
- * Showers and taps by Hansgrohe
- * Wall and floor tiles by Porcelanosa
- * Dual fuel polished chrome towel rails
- * Mirrors above wash hand basins
- * Shaver/toothbrush charging points

INTERNAL FINISES

- * Painted timber staircase
- * White/Oak internal doors with chrome
- * Ironmongery
- * Under floor heating to ground floor
- * Thermostatically controlled radiators to 1st and 2nd floor engineered timber flooring to all ground floor areas
- * Carpets to landings and bedrooms
- * White painted contemporary skirting boards and matching architrave





ELECTRICAL INSTALLATION

- * Brushed chrome sockets and switches to ground floor and white to 1st and 2nd floor
- * Integrated USB charging sockets in lounge, kitchen, and bedrooms
- * LED downlighters throughout
- * CAT 6 infrastructure for Data
- * Incoming telephone service point
- * PIR alarm system
- * External lighting to front door and rear terrace

EXTERNAL FINISHES

- * Slabbing and artificial turf to rear gardens
- * External Electric Socket
- * External tap
- * Timber/UPVC windows and doors as applicable

Note: Specification subject to change.

HALLWAY

WC/CLOAKS

LOUNGE/DINER/KITCHEN

BEDROOM TWO

BEDROOM THREE

BATHROOM

BEDROOM ONE

ROOF TERRACE





1



3



2



0.00 acre(s)

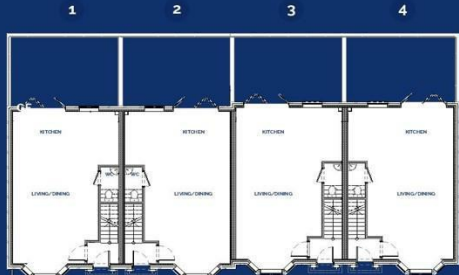
Station Road



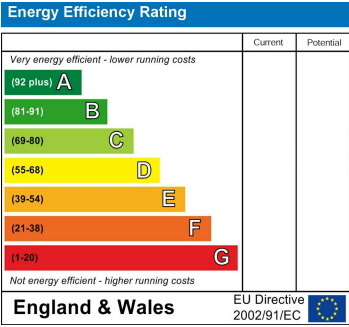
1	Bedroom One	5.68m x 4.06m
	Roof Terrace	4.48m x 3m
2	Bedroom One	5.68m x 4.06m
	Roof Terrace	4.48m x 3m
3	Bedroom One	5.68m x 4.06m
	Roof Terrace	4.48m x 3m
4	Bedroom One	5.68m x 4.06m
	Roof Terrace	4.48m x 3m



1	Bedroom Two	3.26m x 3.38m
	Bedroom Three	4.2m x 3.04m
	Bathroom	
2	Bedroom Two	3.26m x 3.38m
	Bedroom Three	4.2m x 3.04m
	Bathroom	
3	Bedroom Two	3.26m x 3.38m
	Bedroom Three	4.2m x 3.04m
	Bathroom	
4	Bedroom Two	3.26m x 3.38m
	Bedroom Three	4.2m x 3.04m
	Bathroom	



1	Hallway	
	WC/Cloaks	
	Lounge / Diner / Kitchen	8.34m x 5.38m max
2	Hallway	
	WC/Cloaks	
	Lounge / Diner / Kitchen	8.34m x 5.38m max
3	Hallway	
	WC/Cloaks	
	Lounge / Diner / Kitchen	8.34m x 5.38m max
4	Hallway	
	WC/Cloaks	
	Lounge / Diner / Kitchen	8.34m x 5.38m max



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electricity and drainage are understood to be connected to the property. Central heating is oil fired.

Local Authority: Cotswold District Council. Council Tax Band G.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is

not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, John Shepherd & Vaughan is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

Professional Survey Department: We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice please contact us on **01789 292659**.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.vaughanreynolds.co.uk.

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