

Conrad Lewis Way, Off Europa Way

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Conrad Lewis Way, Off Europa Way, Warwick

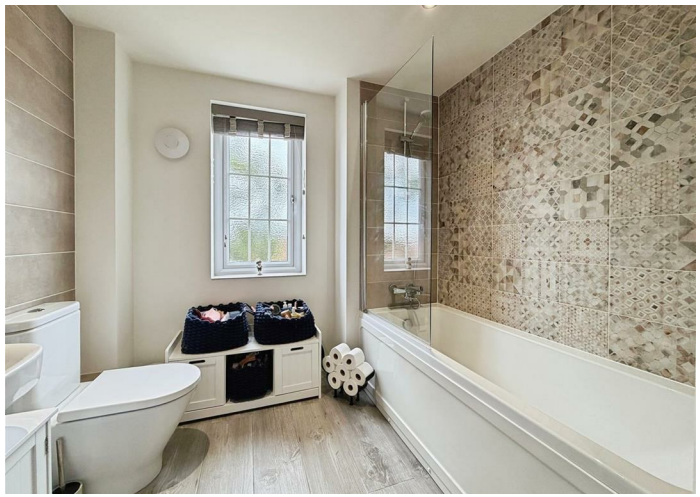
A stylish first-floor apartment, built in 2022 by the renowned developers Avant Homes and situated on the popular Purbeck Park development, just off Europa Way in Warwick. This modern apartment comprises a communal entrance, spacious private entrance hall with useful storage, an impressive open-plan lounge/kitchen/diner with a contemporary matt grey fitted kitchen, a generous double bedroom and a stylish bathroom. Outside, the property benefits from an allocated parking space. Ideally positioned for access to the M40, Shires Retail Park, Warwick and Leamington Spa, the property is also within easy reach of Victoria Park, local schools and attractive walks along the Grand Union Canal.walking distance to the Leamington train station.

Property details...

Communal Entrance
Main communal entrance door with intercom entry system and stairs rising to the first floor.

Entrance Hall
A composite entrance door leads into the spacious hallway, which has a good-sized storage cupboard, intercom entry system and doors leading to the lounge/kitchen/diner, bedroom and bathroom.

Lounge Kitchen Diner
An impressive open-plan living space with two uPVC double-glazed windows providing plenty of natural light, two radiators and grey carpeting to the lounge and dining





areas. The kitchen area is defined by engineered oak flooring and is fitted with a stylish range of matt grey units complemented by compressed timber-effect worktops. There is a single-bowl sink with mixer tap and drainer, fitted oven, Hotpoint four-ring electric hob with stainless steel splashback and extractor hood over. Further appliances include an integrated dishwasher and space for a washing machine, together with space for an upright fridge/freezer. There is also a wall-mounted gas boiler.

Bedroom
A well-proportioned double bedroom with a uPVC double-glazed window and radiator.

Bathroom
A stylish modern bathroom fitted with a deep white bath with glass shower screen, chrome mixer tap and handheld shower attachment, complemented by a patterned tiled splashback. There is a pedestal wash hand basin with mixer tap, WC, chrome heated towel radiator, extractor fan and ceiling downlights. The room is finished with timber-effect tiled flooring and benefits from a uPVC double-glazed window.

Parking
The property benefits from an allocated parking space, clearly numbered 6.

Leasehold
Approximately 993 years remaining on the lease.
Lease charges: £1,442.94 per annum.

Location
Conrad Court forms part of the modern Purbeck Park development, conveniently positioned just off Europa Way between Warwick and Leamington Spa. The location is particularly well suited to commuters, with excellent access to the M40 motorway network, Jaguar Land Rover and the surrounding employment centres, while Warwick, Leamington Spa and their respective railway stations are all within easy reach. Everyday amenities are close at hand, including Shires Retail Park, supermarkets, local shops and schooling. For those who enjoy the outdoors, there are pleasant walks along the nearby Grand Union Canal, while Victoria Park and the centre of Leamington





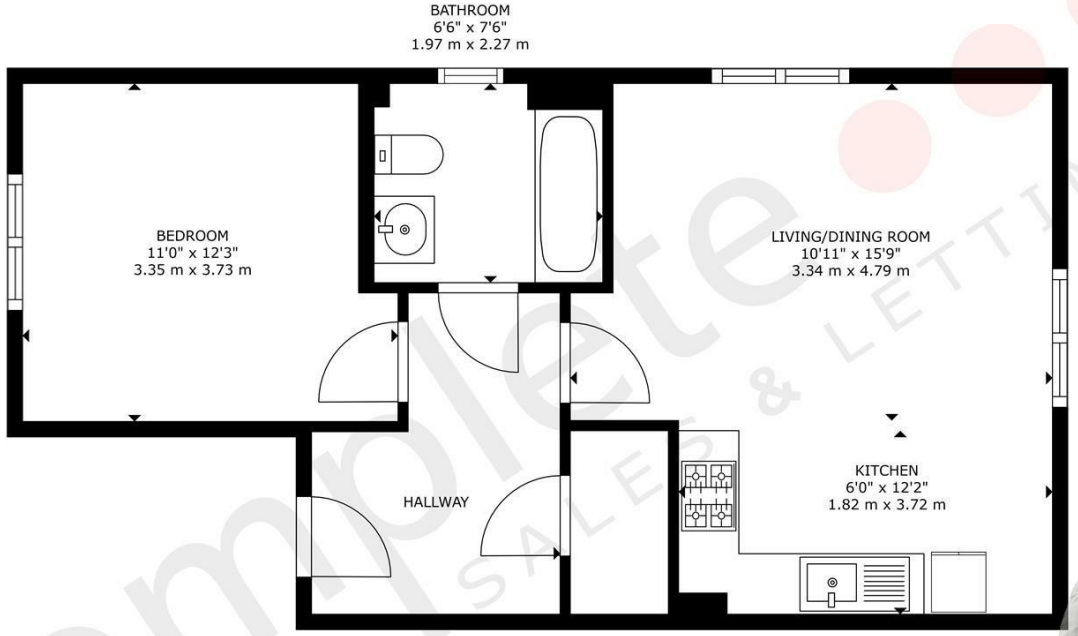


Spa can also be reached via attractive walking routes. Warwick town centre, with its historic streets, independent shops, cafés, restaurants and famous castle, is also just a short distance away, making this a superbly convenient location for modern living.









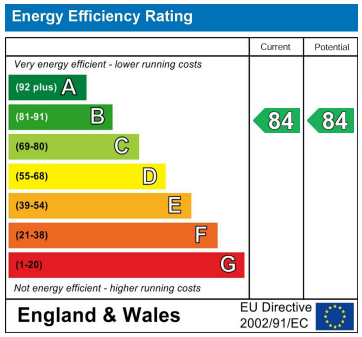
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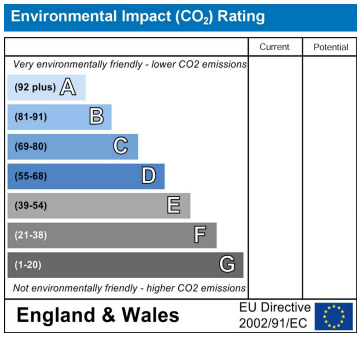
GROSS INTERNAL AREA
FLOOR PLAN: 520 sq. ft,48 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert







Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
T: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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