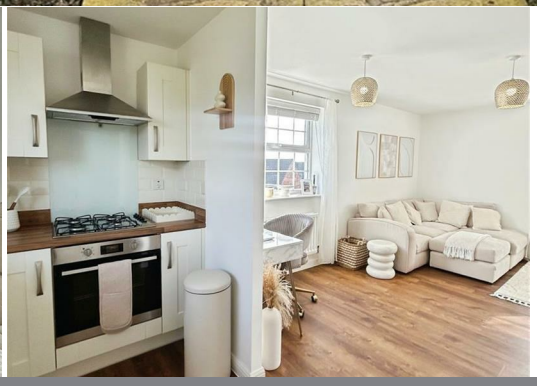








OAKLEY COURT, OAKLEY DRIVE

complete
SALES & LETTINGS













A beautifully presented one-bedroom second-floor apartment, built by Bovis Homes in 2019 and situated in the popular Heathcote area of Warwick, just off Harbury Lane. The property benefits from an impressive 991-year lease and offers well-proportioned accommodation comprising a communal entrance with intercom system, private hallway with two useful storage cupboards, a spacious lounge/diner, fitted kitchen, generous double bedroom and modern bathroom. Ideally positioned for Jaguar Land Rover, Aston Martin, the M40 motorway, Shires Retail Park and Leamington Spa railway station, the apartment is perfectly suited to first-time buyers and investors alike. With approximately three years of the NHBC warranty remaining, this is an excellent opportunity to acquire a modern, well-maintained home in a convenient location.

Communal Entrance

A pathway leads to the rear of the building, where the communal entrance serves four apartments and is fitted with an intercom system. The well-maintained communal hallway and staircase provide access to the second floor.

Entrance Hall

A composite entrance door opens into a beautifully presented hallway, featuring stylish half-height wall panelling and luxury Amtico timber-effect flooring. The hallway benefits from two useful storage cupboards, a wall-mounted radiator and doors that lead to the lounge/diner, double bedroom and bathroom.

Lounge Diner

A bright and spacious open-plan living area featuring luxury Amtico timber-effect flooring, two wall-mounted radiators and uPVC double-glazed windows to the rear and side elevations, allowing plenty of natural light to fill the room. A wide opening leads through to the kitchen, creating a practical and sociable living space.

Kitchen

A stylish fitted kitchen featuring classic white Shaker-style cabinetry complemented by contrasting brown worktops and bevelled white brick-effect splashback tiling. The kitchen is well equipped with a one-and-a-half bowl stainless steel sink with mixer tap and drainer, built-in oven, four-ring gas hob with extractor hood, integrated fridge freezer, washing machine and dishwasher. A concealed cupboard houses the gas boiler, while a uPVC double-glazed window provides natural light.

Bedroom

A spacious and beautifully presented double bedroom, elegantly decorated in neutral tones and featuring an attractive full-height panelled feature wall. The room benefits from a uPVC double-glazed window, central heating radiator and wall-mounted thermostat.

Bathroom

A stylish bathroom fitted with luxury Amtico tiled flooring and a contemporary white suite comprising a panelled bath with glass shower screen, chrome mixer tap and thermostatic mains shower over, pedestal wash hand basin with chrome mixer tap and low-level WC. The room is complemented by tiling to the splashback areas, a chrome heated towel rail, extractor fan and electric shaver point.

Parking & Outside

The property benefits from an allocated parking space, together with additional communal visitor parking. Well-maintained communal green spaces surround the building, providing an attractive setting for the development.

Useful Information

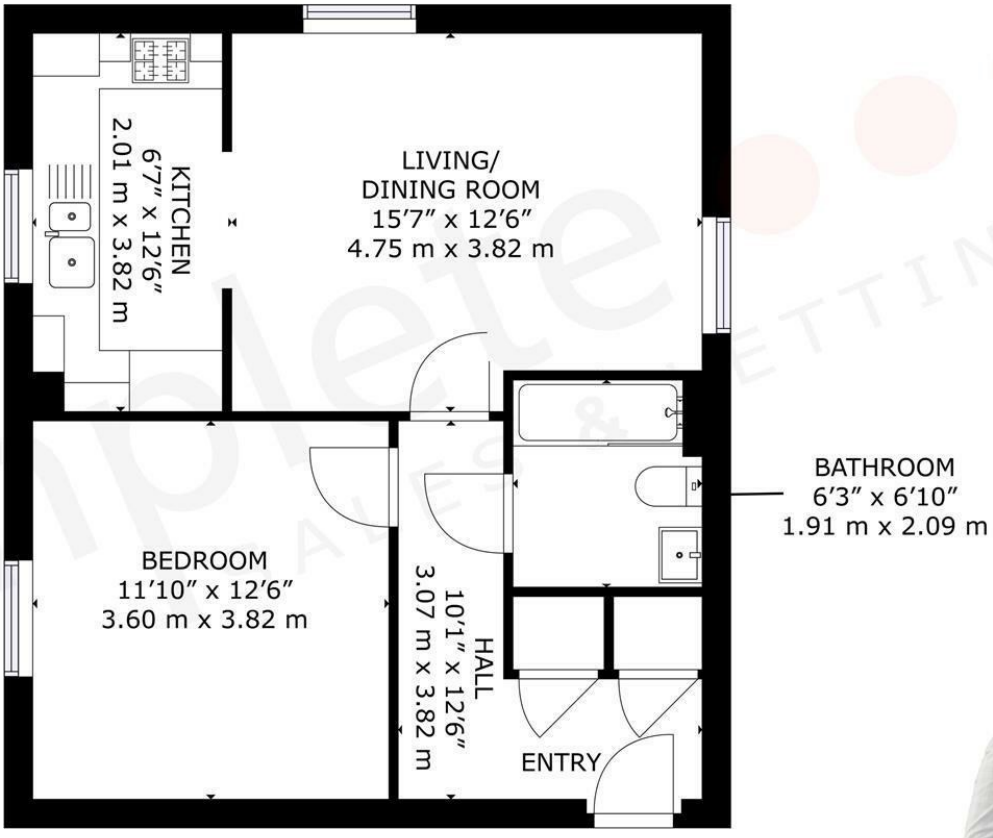
Communal Bike Store
Communal Bin Store

Location

Situated within a modern development in Heathcote, the property enjoys a convenient location with excellent access to the M40 and A46, making it ideal for commuters, including those travelling to Jaguar Land Rover at Gaydon. At the bottom of Oakley Drive is the entrance to Tachbrook Country Park offering attractive green spaces and scenic walking routes towards Bishops Tachbrook, while a range of local amenities, including supermarkets, food outlets, a doctors' surgery and a public house, are close at hand. The area also benefits from excellent schooling, Nuffield Health Fitness & Wellbeing Gym and Shires Retail Park. Leamington Spa town centre is a short drive away, offering an excellent selection of independent boutiques, cafés, restaurants and beautiful parks. Leamington Spa railway station is also easily accessible, providing regular services to Birmingham and London.





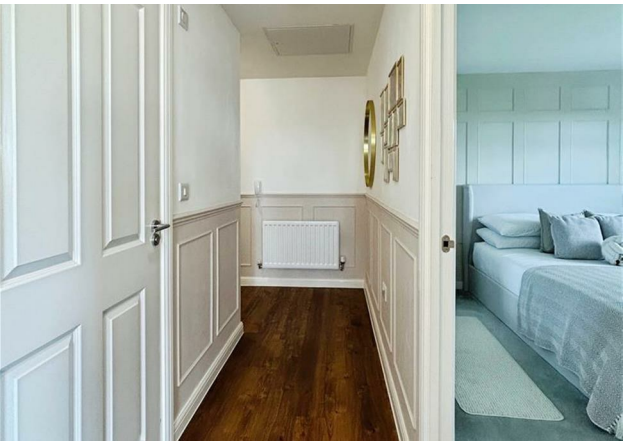




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GROSS INTERNAL AREA
TOTAL: 656 sq.ft, 61 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

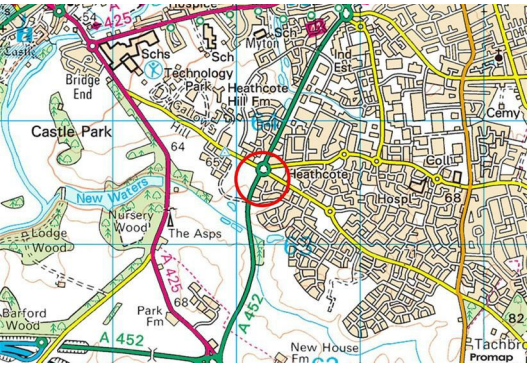




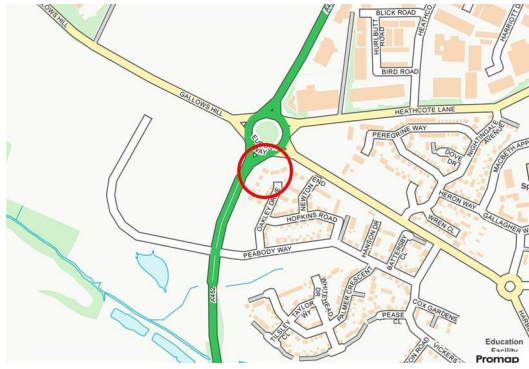




- Contemporary Apartment
- Bovis Home- 2nd Floor
- Fitted Kitchen
- Bathroom
- Allocated Parking
- One Bedroom
- Lounge Diner
- Beautiful Presentation
- Gas Central Heating
- 991 year Lease

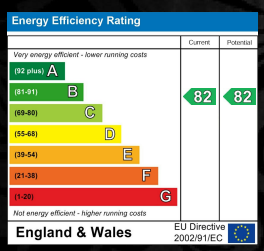






OAKLEY COURT, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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