



**Wellesbourne House, Walton Road, Wellesbourne, Warwick**  
**£995 pcm**

Briefly comprising;  
Lovely split level Kitchen/living room  
Two double bedrooms, the main bedroom benefiting from an en-suite  
Large family bathroom

Beautiful communal lounge area

Outside there is communal gardens and allocated off road parking

This two bedroom, first floor apartment is located in the heart of the sought after village of Wellesbourne. Situated within the exclusive, luxury, gated development of Wellesbourne House, this apartment offers two bedrooms with an en-suite shower room to the master, kitchen with integrated Bosch appliances, lounge with feature high ceilings, separate bathroom and access to communal gardens.

The well established and popular village of Wellesbourne is conveniently situated on the M40 corridor giving easy access for junction 13 (south only), or alternatively from Gaydon or Longbridge. Five miles to the west you will find historic Stratford upon Avon and some six miles to the north, the County Town of Warwick. Main line stations can be found in Banbury, Warwick Parkway and Leamington Spa.  
Local amenities within the village offer a Medical Centre with a dispensing chemist, Dental Surgery, Vet, Library, Churches, Village Hall, Social and Community Activities and Recreational facilities. Wellesbourne C of E primary school is highly regarded and offers nursery and primary education, swimming pool and outside school hours club. A comprehensive variety of shops including both Sainsburys and Co-op Supermarkets, three Village Stores, Post Office, Photographic Studio, Ladies Designer Boutique, Butchers, Bakers, Ironmongers, Hairdressers and Barbers. There is also a Coffee Shop, Chinese Takeaway, Fish and Chip Shop and Indian Restaurant and Takeaway, two Inns and a Hotel. There are excellent bus services to neighbouring towns and villages.

AVAILABLE; END OF OCT 2023

SORRY NO PETS IN THIS BUILDING

Deposit: £1,148.07  
Holding Deposit: £229.61





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

