





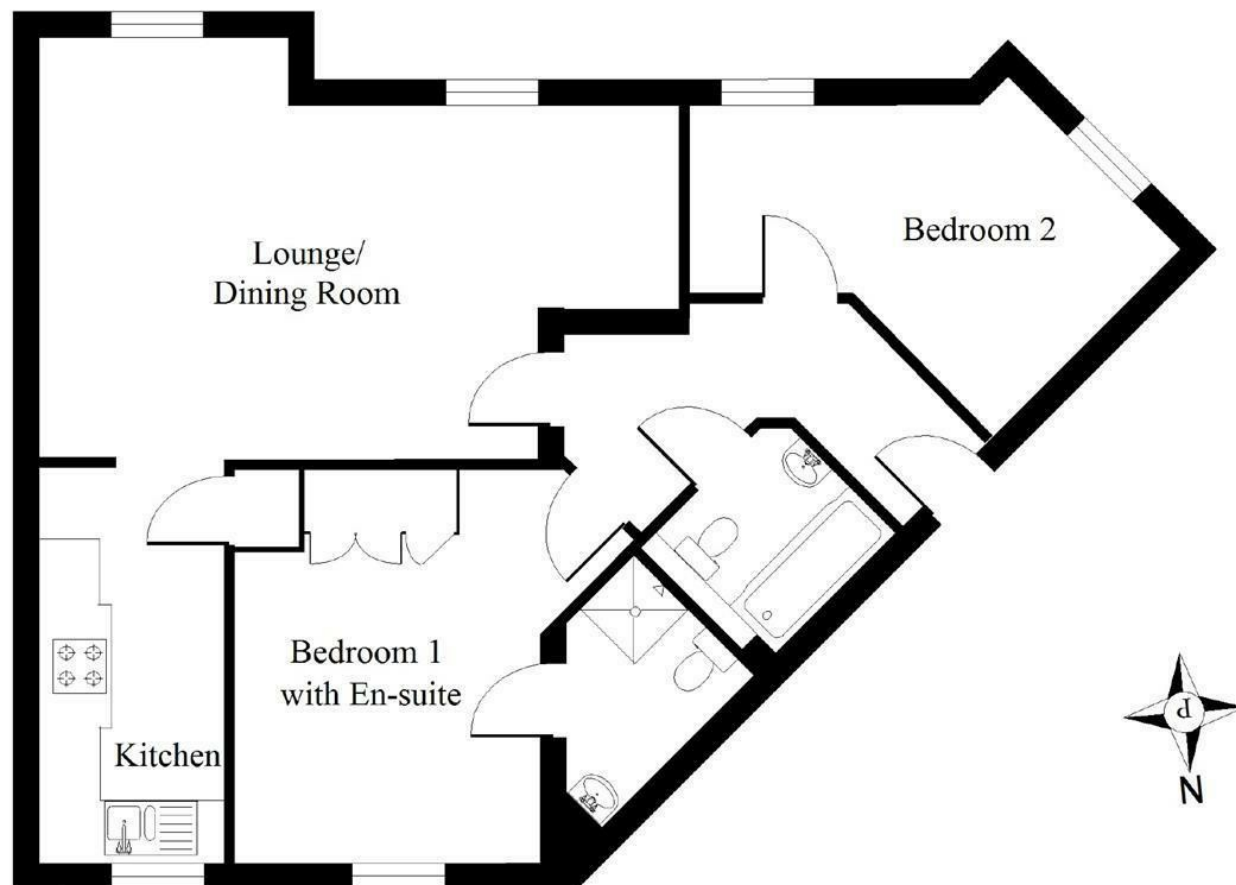


SUPERB two bedroom first floor apartment offering spacious, well appointed gas centrally heated and double glazed accommodation. A delightful location within this popular development with fine views over the lake. Garage and parking space included. - Early viewing recommended. Available beginning 12th December 2025. Unfurnished.



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Gross Internal Area: 656 sq ft 61 sq m

Floor plans are for illustration purposes and are not to scale.

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Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

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