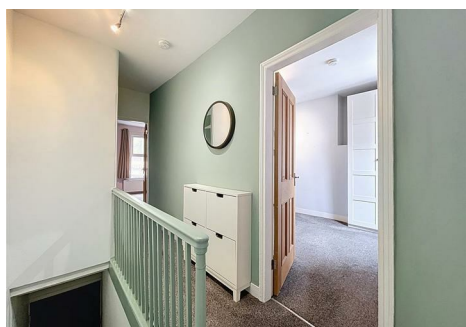




42b Emscote Road, Warwick, CV34 4QP

£895 Per Calendar Month

- One Bedroom Apartment
- Parking For One Vehicle
- Spacious Living Room
- EPC Rating - C
- Warwick Country Council Tax Band - A
- Town Centre Location
- Modern Fitted Kitchen With Appliances
- Gas Central Heating
- Double Glazing
- Available 14th November 2025

42b Emscote Road, Warwick CV34 4QP

A well-appointed and spacious first-floor apartment located a short walk from Warwick Town Centre, St. Nicholas Park and other local amenities, benefiting from being the top floor with allocated parking for one vehicle, gas central heating and double glazing throughout. The property comprises: an Entrance hallway, living room, modern fitted kitchen with integrated appliances, double bedroom and a bathroom. Available from 14th November 2025 UNFURNISHED.



1



1



1



C

Council Tax Band: A



The Property

A well-appointed and spacious first-floor apartment located a short walk from Warwick Town Centre, St. Nicholas Park and other local amenities, benefiting from allocated parking for one vehicle, gas central heating and double glazing throughout. The property comprises: an Entrance hallway, living room, modern fitted kitchen with integrated appliances, double bedroom and a bathroom. Available from 14th November 2025 UNFURNISHED.

Entrance Hall

Through a composite front door into a communal hallway to the front door of the apartment.

Landing

With carpeted stairs rising to the first floor and landing with a useful storage cupboard with lighting, further storage unit and doors off to

Living Room

With a window overlooking the front elevation, with a radiator below and a curtain rail with curtains, an array of floating shelves and a central ceiling light.

Double Bedroom

Double wardrobe with hanging rail and shelving, radiator, window overlooking rear elevation with curtain rail, curtains and central ceiling light.

Fitted Kitchen

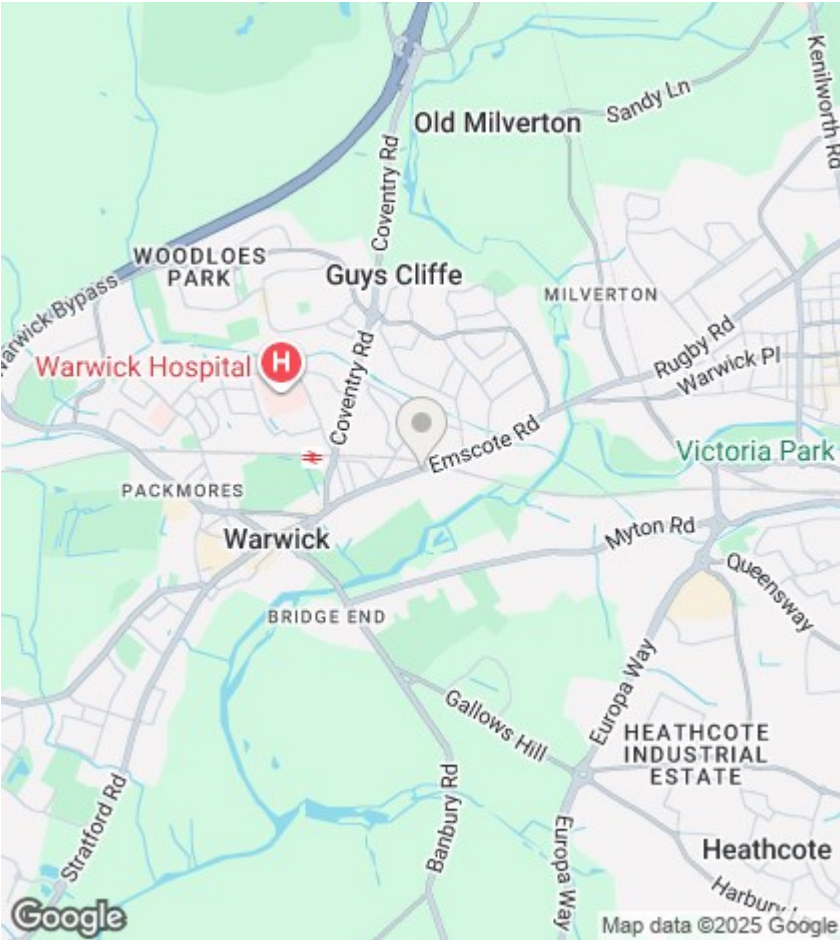
White gloss panel base and wall units over straight-edged laminate wood grain effect worktop and matching upstands with integrated appliances including 50/50 Fridge/Freezer, Brand new dishwasher, washing machine and electric hob and oven with illuminated extractor above with stainless steel sink unit and drainer overlooking window to side elevation.

Bathroom

Fitted with a modern suite that comprises a panelled bath with electric Triton shower over with glass screen, pedestal wash hand basin with shaver point and mirrored cabinet. Low-level WC with push-button cistern, radiator, opaque glazed windows and extractor. Useful storage cupboard housing the Ideal Boiler.

Allocated Parking

With space for one vehicle at the rear of the property.



Directions

Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

