

MONTAGUE POINT, WARWICK, WARWICKSHIRE, WEST MIDLANDS, ENGLAND

2,3,4 & 5 BEDROOM HOUSES PRICES FROM £300,000



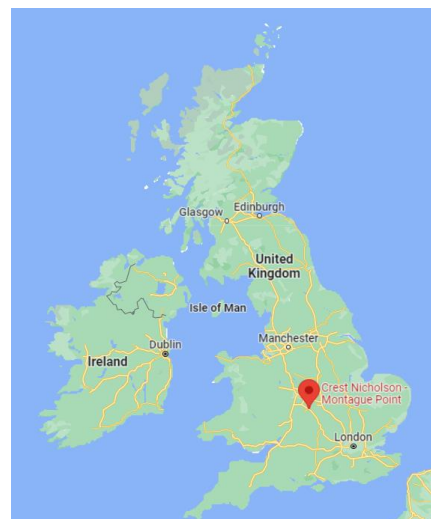
ADDRESS

Montague Road, Warwick CV34 5LJ

LOCATION

Set in the historic market town of Warwick, Montague Point is within walking distance of the town centre with plenty of shops and independent boutiques. Warwick is famous for its castle, has two top independent schools, leafy parks and is close to Stratford-upon-Avon and Leamington Spa. It's popular with commuters to Birmingham.

- 10 miles northeast of Stratford-upon-Avon, 10 miles south of Coventry
- 16 miles south Birmingham airport (direct flights to Europe, the Middle East, North America, and the Caribbean)
- Warwick is known for beautiful architecture and for being typical of 'Middle England' (a term used by journalists to describe middle class people).
- Warwick has plenty of independent boutiques and antique shops.
- A small town of 31,000 people, Warwick has a quiet pace of life with busy Birmingham and Coventry in easy reach.
- Popular with families commuters to Birmingham.
- Montague Point is less than 1 mile from Warwick Station (trains to Birmingham from 29 minutes).



DEVELOPER

Crest Nicholson is one of the UK's largest housebuilders. Their award-winning developments feature attractive homes with high quality specification. Crest Nicholson build each property using careful methods of construction and a keen eye for detail.

Crest Nicholson – Montague Point

125 houses, due to be completed in its entirety in 2025.

Planning Permission Number:

W/20/0760



ESTIMATED COMPLETION

Immediate occupation to Autumn/Winter 2023.

EDUCATION

7 Independent schools within 5 miles (including highly regarded Warwick Prep and Kings High (both within 1 mile).

Primary Schools

Within 1 mile radius: 5 primary schools ranked as 'Good' by Ofsted & 2 ranked as 'Outstanding'.

Within 2 mile radius: 15 Primary schools ranked 'Good' by Ofsted & 2 ranked as 'Outstanding'.

Developer Solicitor

Wilkins Chapman
Jarred Fox

New Home Warranty

Premiere Guarantee

ESTATE CHARGES

Estimated from £184 p.a.

Payment Terms

£1,000 reservation fee

10% due on exchange of contracts, balance due on completion

Secondary Schools

Within 1 mile radius: 2 senior school ranked as 'Good' by Ofsted

Within 2.5 mile radius: 4 senior schools ranked as 'Good' by Ofsted

Recommended Purchaser solicitor

Riseam Sharples
Mike Ellis

Development Plan



Further Information

For further information, please contact:

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