

BELVOIR!

Guide Price £450,000



17 Neville Court Castle Lane

, Warwick CV34 4EZ

Forming part of a Grade II listed 1800's Georgian mansion, this beautiful duplex apartment is set in over 1600 sq. ft. in the heart of historic Warwick, which provides a range of shopping, recreation facilities, bars, restaurants and café culture.

The apartment is also set conveniently within the catchment area of some excellent private and grammar schools, including the renowned Warwick Preparatory School and Kings High Girls School. There are trains from Warwick Parkway and Leamington Spa directly to London Marylebone and easy access to the motorway.

The property comprises an opulent communal entrance hall, with original stone tiled flooring and access to all subsequent apartments and allocated parking space to the rear of the building.

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Property is personal

ACCOMMODATION

Ground Floor

Entering through the apartment's front door, you are greeted with a spacious hallway leading through to a grand living room, with original polished oak flooring, imposing chimney breast, 13ft high ceilings, impressive listed arch alcove and two large windows, flooding the room with natural light.

A well-presented larder housing freezer, washing machine, dishwasher, a range of cupboard space and dryer.

The newly renovated kitchen is spacious and benefits from quartz work surfaces, a range of storage cupboards and built in modern appliances. There is room for small dining table in this space and the large window allows light to flood in.

There is also access to the guest WC, with low level WC and wash basin.

The imposing principal bedroom has a unique exposed brick alcove, forming part of the original chimney breast, stylish radiator, built in wardrobes and substantial window. The contemporary ensuite features vanity unit with wash basin and mirror above, double walk-in shower unit and low-level WC.

Lower floor

Leading down to the lower floor of the property are beautiful, locally sourced Warwick stone steps.

The first of two double bedrooms, this room has built in storage and two windows, with views onto Warwick's Jury Street.

The further bedroom could either be used as a double bedroom, or home office, ideal for anyone working from home.

Off the hallway is a family bathroom. Part tiled, this room comprises bath, pedestal wash basin and low-level WC.

To the rear

Electric gates provide entry to the private carpark and allocated space. There is a small communal seating area.



Total area: approx. 149.6 sq. metres (1610.5 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		72	
		60	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.