



**2 Bed
Apartment
located in The Courtyard, Bridge
End**


MARGETTS
ESTABLISHED 1806

10 Park House
The Courtyard, Bridge End
Warwick
CV34 6PD



Guide Price £565,000

*** SOLD STC *** SIMILAR URGENTLY WANTED *** PLEASE WATCH OUR VIDEO TOUR. Arguably one of the most outstanding two bedroom apartments in the county town! Overlooking the castle estate, this magnificent period conversion offers, spectacular and exceptional two bedroom accommodation expanding to approximately 1320 ft.² viewing is actually essential to appreciate this rare, quality apartment.

ENTRANCE

Communal front door opens into a communal entrance hall with telephone security link and staircase rising to the first floor.

PRIVATE ENTRANCE

Private door opens into the apartment

ENTRANCE HALL/STUDY AREA

14'0" x 7'8"

with wiring for wall light and coved ceiling, telephone/video entry system handset and sash window affording attractive views across the grounds and Castle estate and beyond.

MAGNIFICENT LOUNGE

23'8" max x 13'6"

with dual aspect sash windows, radiators, coved ceiling, fire setting with hearth and surround and gas fire. period style arch leads through to the

SEPERATE DINING ROOM

17'8" max reducing to 14'6" x 12'6" max reducing t

Attractively featuring dual aspect sash windows giving a light aspect to this most attractive dining room. Coved ceiling and radiator and return door to the

SUPERB FITTED BREAKFAST KITCHEN

15'7" max x 10'9"

with roll edge work surfacing extending to two walls incorporating the sink unit with mixer tap and a comprehensive range of base units. Incorporating the Bosch full size dishwasher and integrated washing machine. Space for cooker and range of eye-level wall cupboards with under unit lighting and cooker hood. Tall larder cupboard leaving space for a larder style, fridge/freezer and microwave if desired. Radiator and sash window, coved ceiling and down lighters. Gas cooker point.

BEDROOM ACCOMODATION

Inner hallway with radiator and coved ceiling and door opening to a large airing cupboard with slatted wood shelving and insulated hot water cylinder. Space for appliance (ie tumble dryer).

MASTER BEDROOM

with radiator, coved ceiling and the measurements include a comprehensive full width, full height range of fitted wardrobes, sash window affording attractive Castle estate views.

ENSUITE SHOWER ROOM

Stylish refurbished ensuite shower room with large double tiled shower cubicle with adjustable shower, low-level WC with concealed cistern and heated towel rail, wash hand basin with mixer tap and base units beneath. Extractor fan and down lighters.

BEDROOM TWO

13'6" max x 12'0"

with coved ceiling and sash window, shutters, and radiator.

APARTMENT BATHROOM

The bathroom has an antique style white suite with panelled bath, having mixer tap and handheld shower attachment together with low-level WC and wash handbasin. Radiator, extractor fan and shaver point



OUTSIDE

We understand the property benefits from an allocated car parking space within the courtyard, near the main front door.

GARAGE

The property has a single garage with a up and over garage door.

GARDENS

The courtyard is known for its extensive and beautifully maintained, communal grounds, including lawns and patio areas.



GENERAL INFORMATION

We understand the property is on a long lease (900 plus years) and enjoys a share in the freehold. Details of ground rent and service charge together with length of lease to be confirmed.

All mains services are connected.

Grade II Listed 307376

Council Tax Band G.

Local Authority: Warwick District Council.

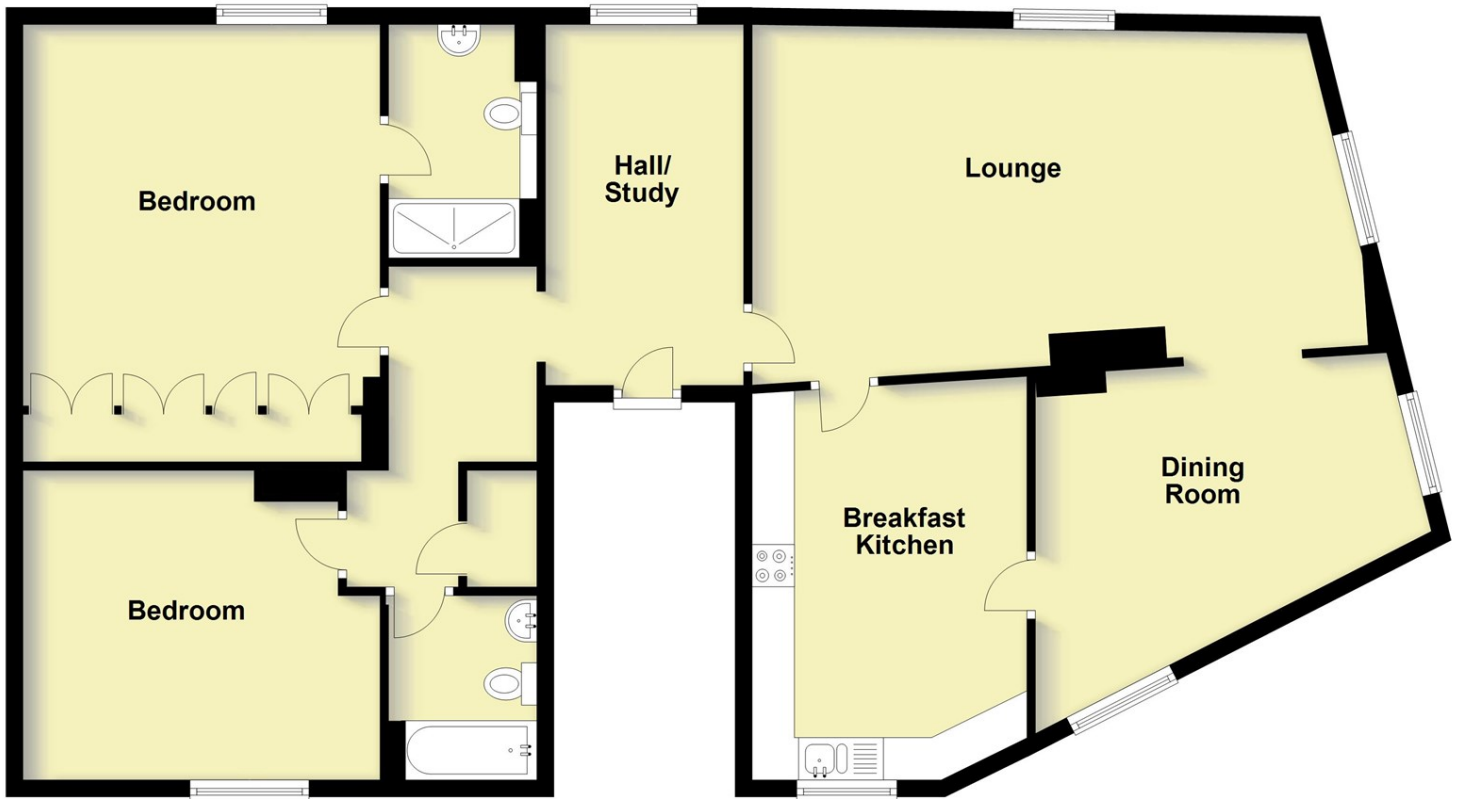
Viewings: Strictly by prior appointment through the agents.





First Floor

Approx. 123.3 sq. metres (1327.2 sq. feet)



Total area: approx. 123.3 sq. metres (1327.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

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