



**1 Bed
Apartment
located in West Street**

**Tanners Courtyard
West Street
Warwick
CV34 6AZ**


MARGETTS
ESTABLISHED 1806

Guide Price £195,000

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Truly exceptional, duplex, period apartment, right in the heart of the county town of Warwick. Packed full of charm and character with well planned accommodation arranged on two levels. ***Please watch the video***. Allocated off-road parking. If you are looking for something special this could be it!

Truly exceptional, duplex, period apartment believed to be the former stables to the Castle, right in the heart of the county town of Warwick. Packed full of charm and character with well planned accommodation arranged on two levels. ***Please watch the video***. Allocated off-road parking. If you are looking for something special this could be it!

Steps lead up to the First Floor Entrance Area. With front door opening into the Reception Hall with radiator, and attractive spiral staircase leading to the First Floor Landing

L SHAPED OPEN PLAN LIVING ROOM

15'8" max reducing to 10'0" x 13'7"

with ornate fire place with hearth and surround, wiring for wall lights, newly installed (2021) double glazed windows to both the front and the rear, radiators and opening to the

FITTED KITCHEN AREA

8'6" max x 5'5" max

with roll edge work surfacing incorporating sink unit and base units beneath with integrated washing machine and electric oven. Four ring gas hob. Tall larder cupboard incorporating the fridge and freezer. Eye level wall cupboards with cooker hood and further cupboard housing the Potterton wall mounted gas fired central heating boiler.

HUGE BEDROOM

18'0" max x 15'9" max undereaves incl wardrobes re

with velux roof lights and exposed timbers. Three double door, fitted under eaves wardrobes and radiators. The room is separated to give a little study area or dressing area if desired.

BATHROOM

has a white suite with panelled bath having a Mira adjustable shower over, wash hand basin and low level WC, tiled areas, double glazed velux roof light.

OUTSIDE

The property forms part of a well maintained courtyard development. There is a parking space allocated to the property.

AGENTS NOTES

We understand the property has a share of the freehold of the management company (Tanners Management Company Ltd) with the original lease being 999 years from 1/1/2001. We understand there is no Ground Rent payable.

Service charge of £250 per annum.

All mains services are connected.

Viewings are strictly by prior appointment through the agents.





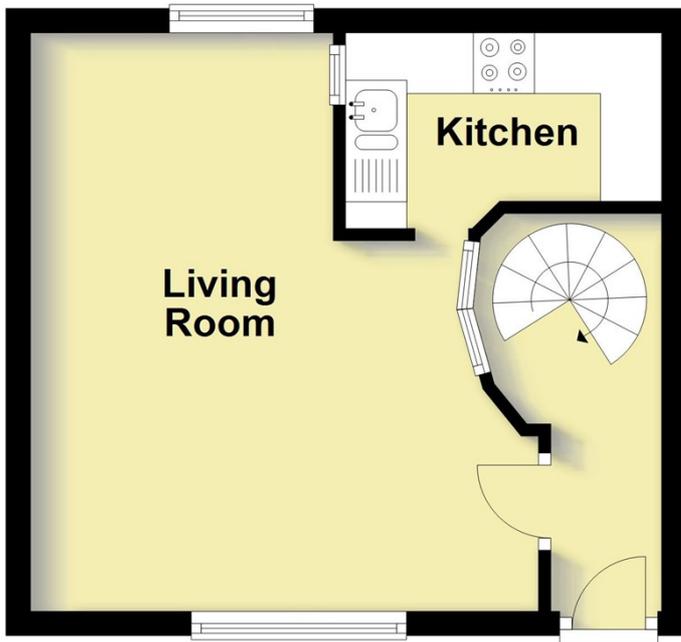


Tanners Courtyard, West Street, Warwick, CV34 6AZ



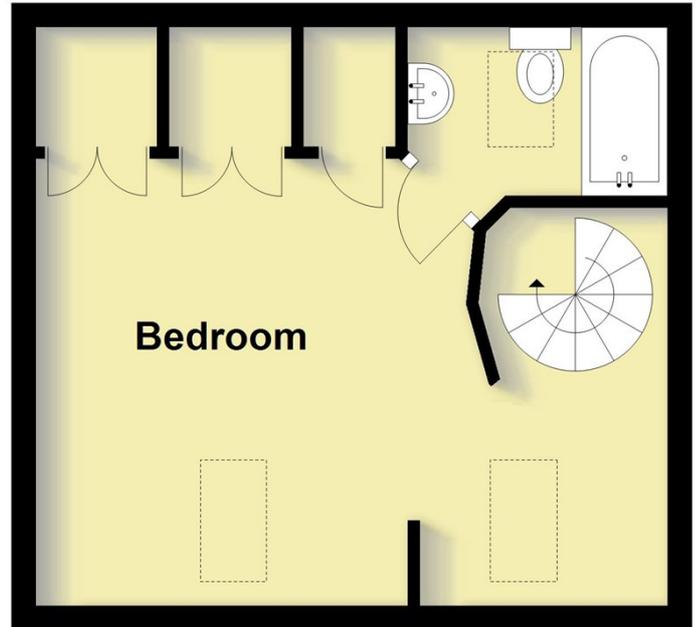
Ground Floor

Approx. 24.5 sq. metres (264.0 sq. feet)



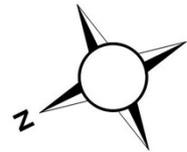
First Floor

Approx. 24.5 sq. metres (264.0 sq. feet)



Total area: approx. 49.0 sq. metres (527.9 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			91
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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