



Two bed apartment

11 Neville Court Jury Street
Warwick
CV34 4EY


MARGETTS
ESTABLISHED 1806

Price Guide £270,000

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Forming part of a high-quality town centre development with glimpses to the rear over towards the Castle Estate. This two double bedroom, top floor, period conversion enjoys a sought after location and provides good sized accommodation with a secure off-road car parking space.

Communal front door with telephone intercom system opens into the communal entrance hall with staircase rising to the second floor landing.

LARGE PRIVATE RECEPTION HALL TO THE APARTMENT

with brand new carpet fitted in April 2025, 2 radiators, access to the roof space, and part wood flooring.

OPEN PLAN LIVING ROOM/KITCHEN

LIVING ROOM

15'7" x 15'3"

with engineered wood flooring, ornate fire setting with hearth and surround, downlighters, radiator and window to the rear.

HAND BUILT KITCHEN

with work surfacing, base units and incorporating a one and a quarter bowl single drainer sink with mixer tap and four ring electric hob. Base units incorporate the electric oven and single door wall cupboard with cooker hood to side and tall larder cupboard housing the integrated fridge and freezer, tiled floor and sash window to the rear.

LARGE UTILITY CUPBOARD

with extractor fan, plumbing for washing machine, wall mounted Glowworm gas fired central heating boiler.

APARTMENT BATHROOM

has a white suite with panelled bath, low-level WC, wash hand basin, half height tiling, extractor fan, exposed timbers and radiator.

BEDROOM ONE

14'9" x 15'4" inc. door recess red' to 10'4"

with brand new carpet fitted in April 2025, twin/windows to the rear, and radiator.

ENSUITE SHOWER ROOM

with shower cubicle, wash hand basin and low-level WC.

BEDROOM TWO

12'10" into bay x 9'0"

with brand new carpet fitted in April 2025, radiator and large bay picture window with views to the rear.

Neville Court enjoys communal grounds with vehicle access from Castle Lane via a secure vehicle gate. There is also a pedestrian gate from Castle Lane, and, one into Jury Street.

PARKING

The property enjoys one allocated car parking space.

GENERAL INFORMATION

The property is Leasehold with a Lease of 999 years from 1st January, 2000 (with 974 years remaining).

Annual service charge is £3,182 and the Ground Rent is included within the Service Charge.

The property benefits from brand new carpets fitted in April 2025 to both bedrooms and the hallway.

The windows in the flat have also all been treated/painted in January 2025.



Second Floor

Approx. 74.6 sq. metres (803.5 sq. feet)



Total area: approx. 74.6 sq. metres (803.5 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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	

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