



**VAUGHANREYNOLDS**  
ESTATE AGENTS

The Garden Flat, 15 High Street  
Warwick, CV34 4AP



## The Property

Located in the heart of Warwick town centre, ideally positioned to take advantage of the countless amenities and attractions at hand, including the internationally renowned Warwick Castle, this ground floor apartment boasts a versatile layout and access to a private garden. Offered as an ideal pier de terre, first time purchase or buy to let investment, this rarely available home has no onward chain.

You access the property via a part covered walkway. Entering you are greeted by a reception hallway, with panel doors off. There is a double bedroom with window to front, storage area and concealed combination boiler. The bathroom is equipped with a panel bath with shower over, WC and pedestal wash hand basin. The living space is open plan to the kitchen and provides a versatile space for a multitude of uses and lifestyle choices, enhanced by the direct access and views of the private garden. The kitchen is well designed to afford ample storage and prep space, has openings for freestanding white goods and engineered oak flooring continues throughout.

Externally, there is a generous private enclosed walled garden to rear, which is mainly paved and provides the perfect low maintenance space to enjoy alfresco dining in the summer months.

Parking: Residents permits are available via Warwick District council, (Zone W2, includes High Street and Jury Street).





### Location

Warwick is a most attractive market town, convenient for access to many Midland centres and with excellent communications to the north and south by way of the motorway system. Junction 15 of the M40 is at Longbridge Island, two miles to the south of the town centre. Rail services are available at Warwick and Leamington Spa stations.

The town has a wealth of amenities, including specialist shopping, restaurants and wine bars. Excellent educational facilities are available in both the private and public sector. Warwick Boys School and the Kings High School for Girls are close to the town centre.

Royal Leamington Spa is two miles away with more comprehensive shopping in The Parade and The Royal Priors and further good quality schools, Arnold Lodge and Kingsley School being well regarded.



## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Leasehold - 125 years from June 2002 expires 2127. Ground rent is £150 per annum. Service charge to be confirmed. Local Authority: Warwick, Council Tax Band B

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, VaughanReynolds is pleased to offer the following:-

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VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to [www.vaughanreynolds.co.uk](http://www.vaughanreynolds.co.uk).

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**Floor Plan**  
Approx. 45.3 sq. metres (487.9 sq. feet)



Total area: approx. 45.3 sq. metres (487.9 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	