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1 Westgate Place, West Street, Warwick

Price Guide
£765,000



Located in the heart of Warwick, this stylish three-story townhouse forms part of this small selected development close to the heart of Warwick. Reception hall, guest cloakroom, stunning open-plan living/dining/kitchen featuring sleek Poggenpohl units, with island, and high-quality appliances, there are four double bedrooms arranged over two floors, with 3 en-suites and a principal bathroom. Secure two-car parking bay and an attractive hard landscaped courtyard garden, EPC rating B.

Location

Warwick has a variety of shopping, cafés, restaurants and recreational facilities plus commuting is easy, with regular trains from nearby Warwick Station, and from Warwick Parkway and Leamington Spa to London Marylebone. The motorway network is easily accessible with junction 15 of the M40 2.5 miles to the south of the town giving access to Birmingham and the north and London and the south.

Approach

Through solid entrance door into:

Reception Hall

Hat and coat rail space, travertine tiled floor with underfloor heating, downlighters. Doors to:

Cloakroom

White suite with chrome fittings comprising WC with a concealed push button cistern, wash hand basin. matching floor, downlighter, extractor fan.

Open Plan Kitchen/Dining/ Living Room

36'2" x 14'9" max (11.04m x 4.51m max)





Living/Dining Area

Travertine tiled floor with underfloor heating, wall-mounted thermostat control panel, downlights, projecting chimney breast incorporating a recessed gas stove, large double-glazed window to front aspect with fitted shutters. Stairs to First Floor.

Luxurious Kitchen

Having a contemporary range of Poggenpohl units with Quartz worktops, a moulded sink, and a rinse bowl. Quooker boiling water tap. Integrated bin, Siemens electric oven, and warming drawer with combination

oven over. Adjacent full-height fridge and separate freezer, tall storage unit, breakfast island, with pop-up socket, induction hob with a ceiling-mounted extractor unit. Under-stairs Cloaks/Storage Cupboard with auto light. Boiler cupboard housing the wall-mounted Worcester gas-fired boiler. Utility cupboard with space for machine and tumble dryer. Downlighters and sealed unit double-glazed bi-fold doors provide views and access to the courtyard rear garden.

First Floor

Wall-mounted thermostat control panel, built-in Airing Cupboard housing the Megaflo hot water cylinder stairs to Second Floor. Doors to:



Bedroom One

17'8" into chimney recess x 12'11" (5.40m into chimney recess x 3.95m) High ceiling, radiator, and a double-glazed sash window to the front aspect.

En-Suite Shower

Villeroy & Bosch suite comprising wall-hung wash hand basin with drawer beneath. WC with a concealed push button cistern, chrome heated towel rail, complementary tiling, underfloor heating, shaver point, extractor fan, and downlighters. Tiled shower





enclosure with Grohe shower system with fixed head drench shower and shower screen.

Double Bedroom Two

13'4" x 9'11" (4.07m x 3.03m)

Radiator and a double-glazed sash window to the rear aspect.

Principal Bathroom

Villeroy & Bosch suite comprising WC with a concealed push button cistern, wall hanging wash hand basin with drawers beneath. Freestanding bath with floor-mounted mixer tap and shower attachment.

Complementary tiled splashbacks and floor with underfloor heating, chrome heated towel rail, downlighters, extractor fan, and a double-glazed sash window.

Second Floor Landing

Built-in Storage Cupboard providing hanging rail and storage space. Access to roof space. Doors to:

Double Bedroom Three

17'4" x 13'0" (5.30m x 3.98m)

Radiator, double-glazed sash window to the front aspect. Door to:



En-Suite Shower

Villeroy & Bosch suite comprising wall-hung wash hand basin with drawer beneath. WC with a concealed push button cistern, chrome heated towel rail, complementary tiling, underfloor heating, shaver point, extractor fan, and downlighters. Tiled shower enclosure with Grohe shower system with fixed head drench shower and shower screen.

Double Bedroom Four

13'3" x 11'0" (4.04m x 3.36m)

Radiator, double-glazed sash window to rear aspect. Door to:





En-Suite Shower

Villeroy & Bosch suite comprising wall-hung wash hand basin with drawer beneath. WC with a concealed push button cistern, chrome heated towel rail, complementary tiling, underfloor heating, shaver point, extractor fan, and downlighters. Tiled shower enclosure with Grohe shower system with fixed head drench shower and shower screen.

Outside

The parking is located at the rear and is approached from West Street via shared electric gates. There are

two parking bays and a pathway that leads to the private rear garden.

Private Courtyard Garden

Professionally hard landscaped and designed for ease of maintenance, outside tap, enclosed on all sides by walling.

Tenure

We understand the property to be freehold but we would confirm we have not seen any documentation and would advise your solicitors to make the

necessary investigations. There is a current service charge of £30 PCM, which goes towards the upkeep of the electric gates and communal areas.

Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax Band

Band G Warwick District Council



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

Ground Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.4 sq. feet)



Second Floor

Approx. 54.7 sq. metres (588.4 sq. feet)



Total area: approx. 169.7 sq. metres (1826.2 sq. feet)

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

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