



1, Cross Street, Warwick

Price Guide
£279,950



This stunning, totally transformed duplex apartment is situated in the heart of Warwick town centre, with well-proportioned accommodation comprising an entrance lobby, and a spiral staircase that rises to the open-plan first-floor landing and the high-specification kitchen. Impressive large open plan living/dining room, two second-floor double bedrooms and a luxury period style shower room. The property benefits from available resident's permit parking. Energy rating D.

Location

Cross Street is conveniently situated between Smith Street and Priory Road within walking distance of Warwick's excellent amenities, which includes a variety of shopping, cafés, restaurants and recreational facilities.

Warwick Hospital and Railway Station are both within walking distance with regular services to Birmingham as well as London Marleybone. 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 a private entrance door into:

Entrance Lobby

Wood effect floor, wall light point and a feature spiral staircase rises to:

Landing Area

Wall light point, double glazed window to side aspect, spiral staircase rising to Second Floor Landing, opening to Kitchen.

Quality Fitted Kitchen

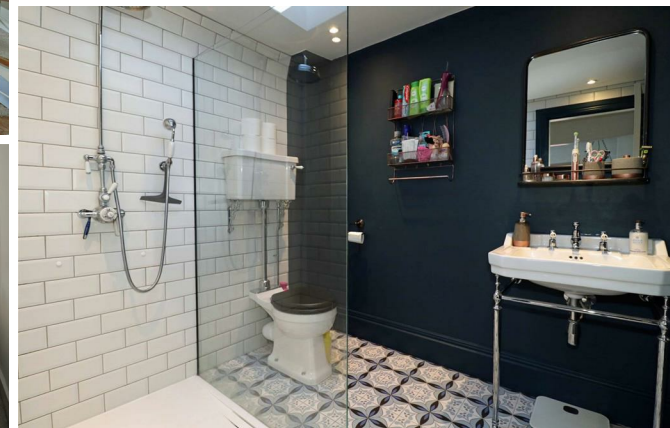
9'6" x 7'7" (2.92m x 2.32m)

Having a modern range of base and eye level units, granite (African fusion) worktops and upturns. Inset sink unit with mixer tap. Neff induction hob with a feature Faber extractor unit over, Neff "Hide & Slide" cooker with combination oven/microwave over, integrated fridge/freezer, dishwasher, and wine cooler.

Spacious Lounge/Dining Room

18'4" into chimney recess x 17'8" (5.59m into chimney recess x 5.41m)

This impressive room has an engineered wood finish floor, exposed brickwork to one wall, a ceiling beam, wiring for wall lights, double-glazed window with a



period-style radiator below. Projecting chimney breast with recessed display area with beam over and two feature arched alcoves.

Second Floor Landing

Double glazed window to side aspect, access to roof space, built-in storage, built-in cupboard with space and plumbing for washing machine, hanging rail space and houses the combination gas fired boiler. Doors to:

Luxury Shower Room

Having an attractive period style white suite with chrome fittings comprising WC, pedestal wash hand basin. Tiled shower enclosure with thermostatic shower system. Decorative tiled floor with underfloor heating, downlighters and a double glazed roof light.

Bedroom One

17'9" x 9'4" (5.43m x 2.85m)
Downlighters, radiator, up-lighter and a double-glazed window.

Bedroom Two

14'9" x 7'2" (4.50m x 2.20m)
Built-in full-height, mirror-fronted sliding door wardrobes, radiator and a double-glazed window.

Tenure

The property is understood to be Leasehold with 158 years remaining. There is also £10 per annum ground rent, plus a contribution towards the building insurance which is circa £260 PA. We understand there is no additional service charge. This should be checked by your solicitor before the exchange of contracts.

Services

All main 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 and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

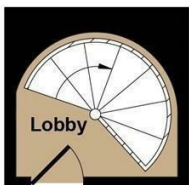
The property is in Council Tax Band "C" - Warwick District Council

Postcode

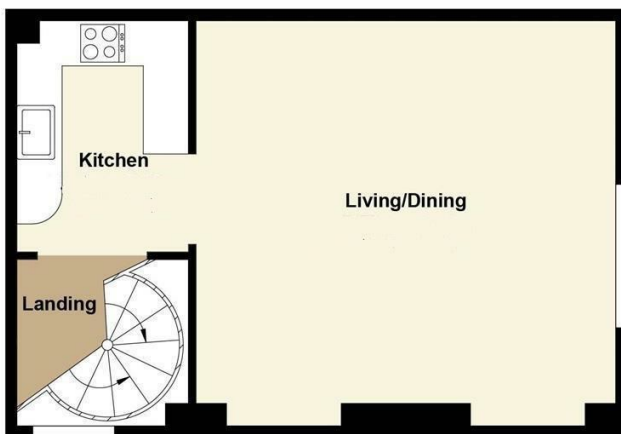
CV34 4JB

Cross Street, Warwick, CV34 4JB
 Total Approx. Floor Area 90.10 Sq.M. (970 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
 Approx. Floor Area 4.50 Sq.M.
 (48 Sq.Ft.)



First Floor
 Approx. Floor Area 42.80 Sq.M.
 (461 Sq.Ft.)

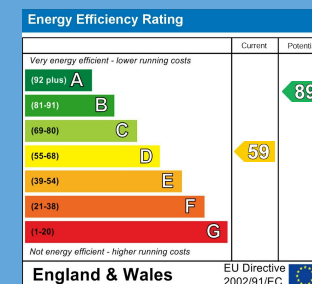


Second Floor
 Approx. Floor Area 42.80 Sq.M.
 (461 Sq.Ft.)

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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 17-19 Jury St,
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