

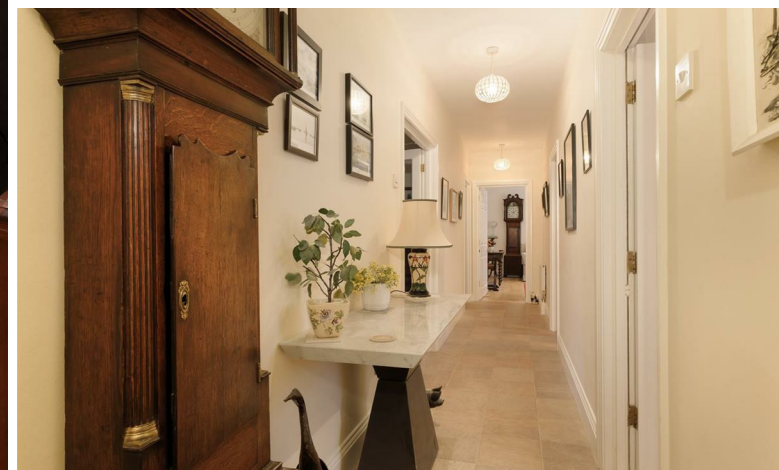
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24 Neville Court, Castle Lane, Warwick

Price Guide £450,000



This spacious, two/three bedroom apartment extends to approximately 1,374 Sq ft and forms part of a popular development in the heart of this vibrant market town. The well appointed accommodation is arranged as follows: Secure Communal hall with stairs to the first floor, private entrance hall, generous living room, bespoke handpainted breakfast kitchen, huge master bedroom with en suite shower room, good sized bedroom two with balcony, main bathroom and secure allocated parking. Energy rating C.

Location

This spacious, two/three bedroom apartment is part of an exclusive development located less than 100 meters from Warwick Castle in the heart of Warwick town centre with access to Jury Street.

Warwick has a variety of shopping, cafés, restaurants and recreational facilities including St Nicholas Park and Priory Park nearby with the River and Canal network also within easy reach. There are many clubs and societies in Warwick and coupled with the excellent facilities this ensures a thriving

community suitable for all ages. 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 and Birmingham International Airport is approximately thirty minutes drive away.

Secure Communal Entrance

Communal entrance door with entryphone system, leading to communal entrance hall and stairs to the first floor and apartment 24.





Approach

Through solid entrance door into:

Spacious Entrance Hall

30'10" in length (9.41m in length)

Tiled floor, wall-mounted entry phone system, three ceiling light points, and two radiators. Double-opening glazed doors to Living Room and doors to Bedrooms, Bathroom and Breakfast Kitchen.

Living Room

19'4" x 16'1" (5.91m x 4.91m)

Mock focal point fireplace with pine surround and a terracotta tiled hearth, three radiators, and downlighters. Two sealed unit double glazed sash style windows to the rear aspect and a sealed unit double glazed casement door with a Juliet-style balcony. Door to:

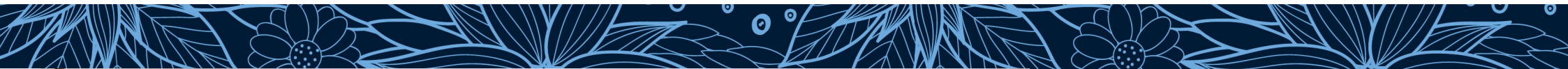
Breakfast Kitchen

19'4" x 9'11" (5.91m x 3.04m)

Which has a stunning, bespoke, hand-painted



kitchen by Warwick-based I C Furniture, located on the High Street. With Granite worktops and splashbacks, inset Franke sink unit with mixer tap, illuminated display cabinets and pantry cupboard. Two integrated pull-out Liebherr fridges, Siemens slimline dishwasher, washing machine. Two integrated Siemens freezers, Siemens induction hob with an illuminated canopy over and a concealed extractor unit. Amtico floor, downlighters, banquette cushioned breakfast area with storage beneath, radiator and a sealed unit double glazed window to the rear aspect.





Bedroom One

20'5" x 19'5" narrowing to 13'5" (6.23m x 5.93m narrowing to 4.11m)

This spacious room incorporates a range of built-in office/bedroom furniture with a worktop and desk area with knee-hole space. Two radiators, two ceiling light points and two sealed unit double glazed sash style windows to the rear aspect. Door to:

En-Suite Shower

White suite comprising WC with concealed cistern, pedestal wash hand basin. Tiled shower enclosure

with Mira Sport shower system, glazed sliding shower door, and side screen. Radiator, tiled floor, downlighters, shaver point and ceiling light and eye-level storage cabinets.

Bedroom Two

17'5" x 11'3" (5.32m x 3.45m)

Wood effect Amtico floor, downlighters, two radiators. Two sealed unit double-glazed sash-style windows and a sealed unit double-glazed casement door provides access to an enclosed external balcony which overlooks the communal gardens.

Bedroom Three/Study

10'1" x 6'10" (3.08m x 2.09m)

Wood effect floor, single door wardrobe providing hanging rail and storage space, adjacent airing cupboard housing the Worcester combination gas fired boiler, radiator and two sealed unit double glazed sash style windows.

Main Bathroom

White suite comprising WC with a concealed push button cistern, wash hand basin with storage cupboard below. Bath with mixer tap and Grohe





shower system over with glazed shower screen. Complementary tiled splashbacks, chrome heated towel rail, extractor fan, downlighters, and tiled floor. Sealed unit double glazed sash style window.

Outside

One allocated parking space and pedestrian access from Castle Lane, plus pedestrian access off Jury Street to the front of the property. Both are gated, making Neville Court extremely secure.

Tenure

The property is Leasehold with a term of 999 years commencing on 1st January 2000. The current annual service Maintenance Charge is £3,560.43, with a peppercorn ground rent. The agent has not checked the legal status to verify the Leasehold status of the property. The purchaser is advised to obtain verification from their legal advisors.

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 inquiries.

Council Tax

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

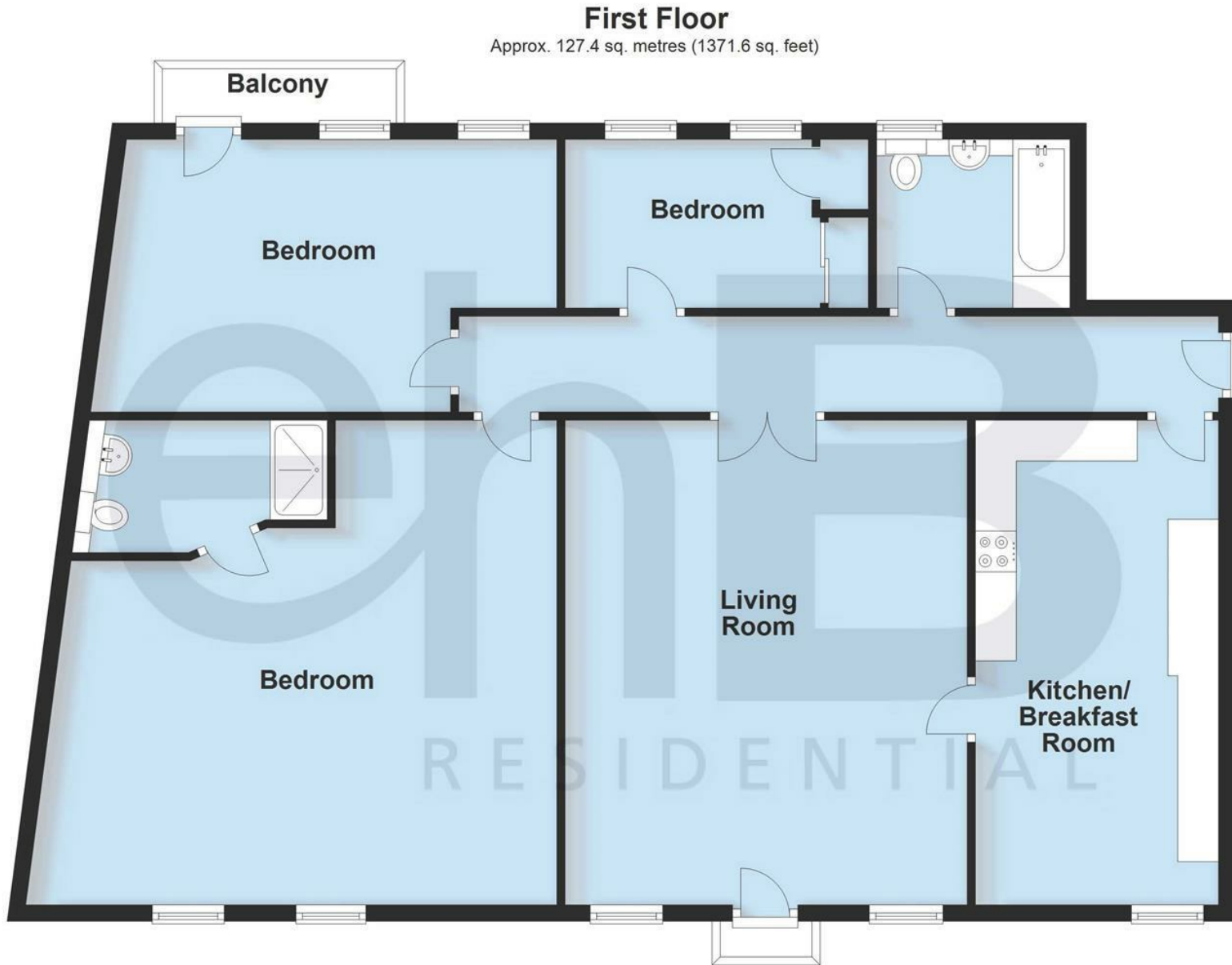
Postcode

CV34 4EZ



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First Floor
Approx. 127.4 sq. metres (1371.6 sq. feet)

Total area: approx. 127.4 sq. metres (1371.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		78	84
England & Wales		EU Directive 2002/91/EC	

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

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