



ehB
RESIDENTIAL

Your Property - Our Business

1 The Courtyard, Bridge End, Warwick

Price Guide £950,000



1 The courtyard offers spacious character accommodation over three floors. Features include oak beams, oak skirting, architraves and internal doors. On the ground floor is a welcoming reception hall with a guest cloakroom, and an impressive open-plan living/dining/kitchen with access to the private rear garden. On the first floor are two spacious first-floor bedrooms, accompanied by en-suites, plus an additional double bedroom. Two further top-floor double bedrooms, with a dressing/storage area off the landing, and the main family bathroom. The property is approached across a paved courtyard with the benefit of a single garage and allocated parking space. Energy rating C.

Location

Tucked away in the desirable Bridge End area of Warwick, this stunning residence boasts a prime location that is highly sought after for its convenience and many local amenities. Just a short stroll away, residents can enjoy easy access to various schools including Warwick Prep, Warwick School, and Myton, alongside the town centre, St Nicholas Park, Warwick Boat Club, and the iconic Warwick Castle.

The property features expansive living spaces spread across three levels, comprising five bedrooms and three bathrooms. Step outside to discover a tranquil walled garden at the back, perfect for soaking up the sun in privacy, along with private

parking and a garage for added convenience.

Residents also have the privilege of sharing access to communal grounds close to the River Avon and the historic Warwick Castle, offering breathtaking views of the surrounding countryside.

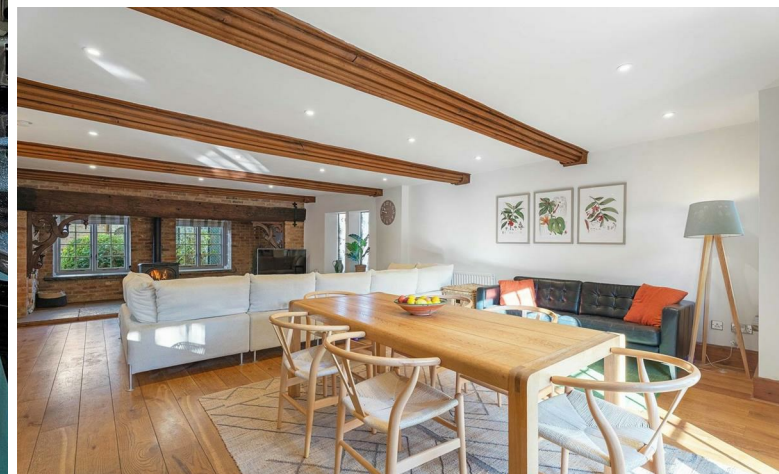
Approach

Through the entrance door into:

Reception Hall

Artico wood effect floor, radiator, staircase rising to First Floor Landing, Oak beams with internal glazed windows, wall mounted Honeywell thermostat control panel. Latched door to Cloakroom. Door to Kitchen and Living Room.





Cloakroom

WC, wash hand basin with storage cupboard below, radiator, matching floor, coat rail space.

Open-plan Living/Dining/Kitchen

Living/Dining Room

Impressive open-plan lounge/dining room, perfect for entertaining, with oak flooring and character beams as well as a feature fireplace with a log burner and log store. Fluted ceiling beams with hand-carved ends, downlighters, and two radiators. Feature window-to-side aspect, wall light points and multi-paned French doors provide access to the garden. The lounge and dining area flow seamlessly into the:

Kitchen Area

Having an attractive range of painted units, Granite worktops/breakfast bar and upturns. Stoves "Richmond" range style cooker with five ring induction hob and extractor unit over. inset stainless steel sink unit with mixer tap, pull-out bin, integrated dishwasher and fridge with a separate freezer, vertical radiator, downlighters, Amtico floor and a multi-paned window to the rear aspect.

First Floor Landing

Ceiling beams, wall lights, built-in full height display/book cabinet, incorporating a concealed radiator, built-in cupboard housing the unvented water heater. Staircase rising to the Second Floor and doors to:

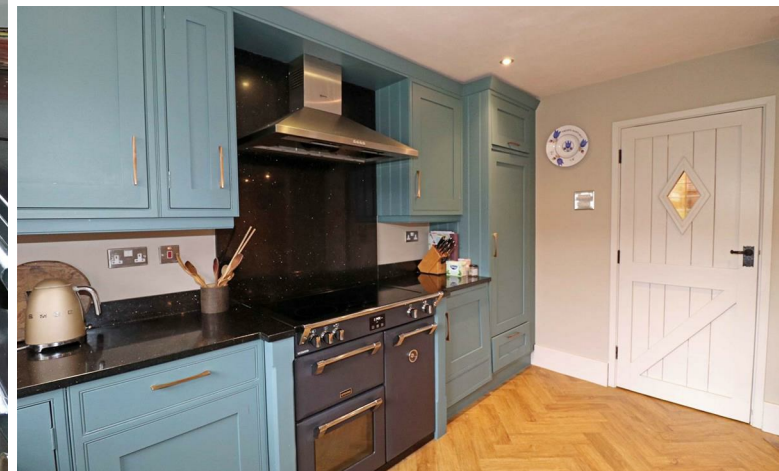
Master Bedroom

The main bedroom has a beamed ceiling, bespoke built-in wardrobes, and a pretty balcony with French doors overlooking the garden and beyond, wall light points, ceiling beams, multi-paned window to the side aspect and door-to:

En-suite Bathroom

A generously sized en-suite comprising a double-ended bath with side mixer tap, wide wall having wash basin with mixer tap and soft close drawers below, WC. Chrome heated towel rail, porcelain tiled shower enclosure with fixed shower head and glazed shower screen. Shaver point, ceiling beams, downlighters, extractor fan, built-in double door cupboard with space and plumbing for washing machine and tumble dryer.





Bedroom Two

The good-sized room has extensive book/display shelving on one wall, multi-paned windows to side and rear aspects, two radiators, and wall lights and a latched door to:

En-Suite Shower

White suite comprising wall-hung wash basin with soft close drawers below, WC, heated towel rail. Tiled shower enclosure with shower system, body jets and separate hand-held shower attachment. Wall light point, ceiling beams, extractor fan and a multi-paned window.

Bedroom Three (Rear)

Radiator, wall light points, ceiling beams and a multi-paned window to the rear aspect.

Second Floor Landing

Exposed timbers, wall lights, and latched doors to two Bedrooms and the main Bathroom. Opening to:

Walk-in Dressing/Storage Area

Angled ceiling with exposed timbers and a double-glazed Velux roof light. Ample open-fronted hanging rail and storage spaces, wall light points, eaves storage with sliding part mirrored doors providing further drawer and storage space.

Bedroom Four

Feature angled ceiling with a wealth of exposed timbers, built-in low-level storage cupboards with display area over and a multi-paned Dormer window to the front aspect.

Bedroom Five

Exposed beams, part angled ceiling with multi-paned Dormer window to front aspect, spotlights, recess with hanging rail space and radiator.

Main Bathroom

White suite comprising his & her wall-hung wash basins with soft close drawers below. Double-ended bath with side mixer tap, WC with a concealed cistern, chrome heated towel rail. Tiled shower enclosure with shower system and fixed head drench shower head. Wall light points, extractor fan, ceiling beams and a part angled beamed ceiling incorporating a double-glazed Velux roof light.





Outside

To the rear of the property is a secluded walled garden. To the front, there is a parking space and a single garage. The owners of the property also have access to communal grounds close to the castle and the River Avon with open countryside views.

Garage

Tenure

Circa 973 years are remaining on the lease, and the lease is owned by the directors of the courtyard, who are also the owners of the courtyard properties. Consequently, you will have ownership of a share of the freehold of the entire

property. There is a management charge of approximately £2,500 per year, which covers the maintenance of the courtyard, including gardens, grounds, paving and building insurance.

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

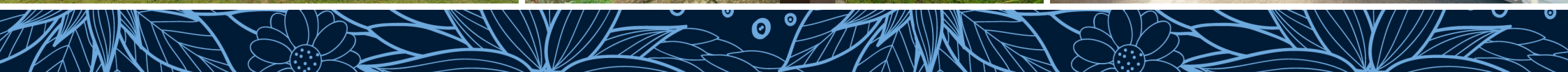
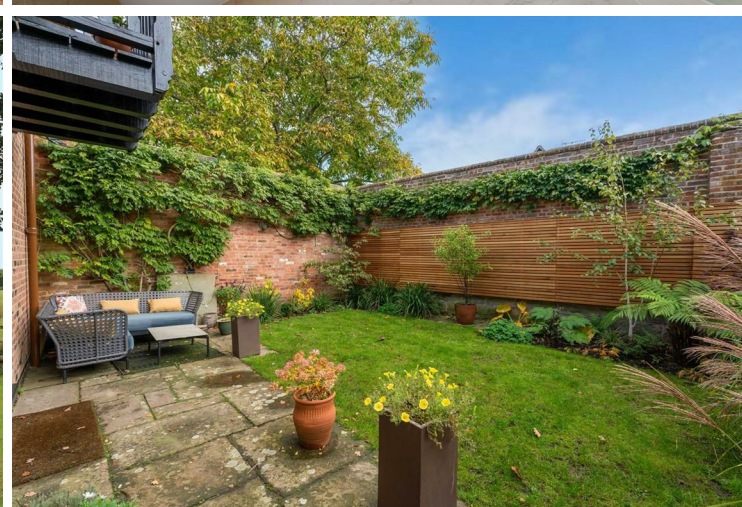
Council Tax Band

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

Postcode

CV34 6PD

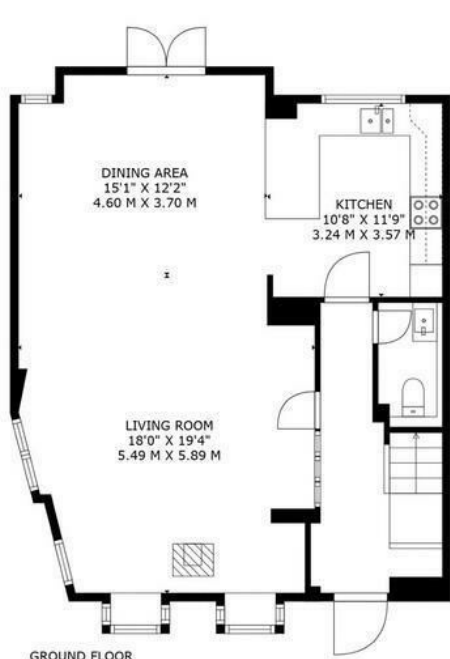




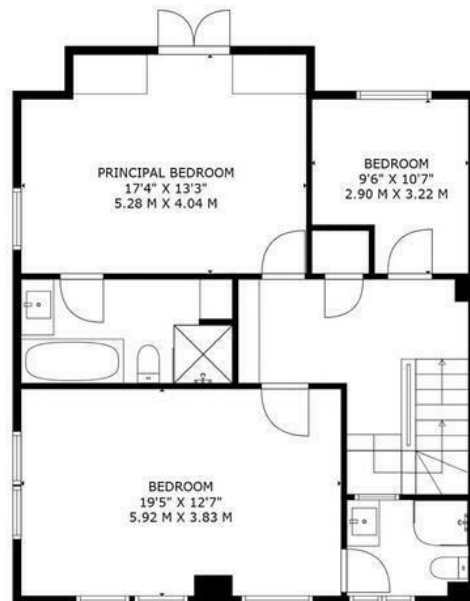


Your Property - Our Business

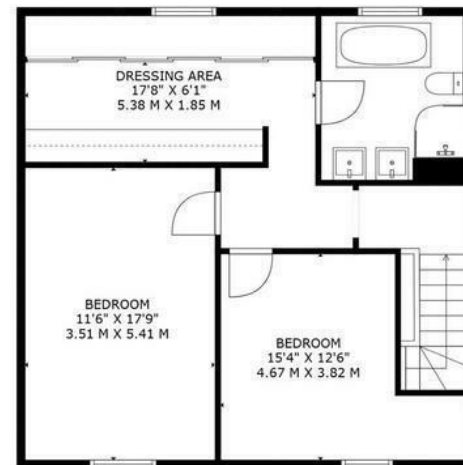
- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROSS INTERNAL AREA : 2197 sq ft, 204 m2
 ADDITIONAL AREAS TOTAL: 451 sq ft, 43 m2

OVERALL TOTALS: 2648 sq ft, 247 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Warwick Office
 17-19 Jury Street
 Warwick
 CV34 4EL

01926 499540 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	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	

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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.