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RESIDENTIAL

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BRITISH GOLD WINNER

52, Earls Of Warwick, Warwick



Second floor one bedroom apartment within this well regarded courtyard development situated opposite the castle entrance and moments from the town centre amenities including St Nicholas Park. Minutes walk to Warwick train station.

Allocated parking space within gated courtyard.

Available from 6th September

Communal Entrance Hall

Staircase leading to the second floor landing.

Hall

Front door with spyhole. Radiator. Security entryphone connected to the ground floor entrance door and entrance gates. Useful built-in cloaks / storage cupboard with coat hooks and shelving. Coving to ceiling. Access to loft storage space.

Sitting Room

15'3" x 11'10" (4.65 x 3.61)
Attractive fire surround with marble hearth and fitted with coal effect Living Flame gas fire. Coving to ceiling. Double radiator. T.V. aerial point. Double

telephone point. Three sealed unit double glazed sash style windows to front providing views down Mill Street and Castle parkland beyond. Double doors opening to :

View from Sitting Room

Kitchen

9'1" x 8'1" (2.77 x 2.46)
Irregular shaped room, maximum measurements. Inset one and a quarter bowl single drainer sink with mixer tap attachment and cupboard space under. Two single base work surfaces. Walls tiled around





the splash areas. Four wall cupboards with under lighting. Built-in oven, ceramic hob and cooker hood over. Tiled floor. Radiator. Four ceiling recessed spotlights. Sealed unit double glazed sash style window also with glorious views.

Double Bedroom

10'5" x 12'4" (3.18 x 3.76)
max measurements due to irregular shaped room. Radiator. Tall double and single fitted wardrobes. Coving to ceiling. Sealed unit double glazed sash window to rear courtyard. T.V. aerial point. Telephone point.

Bathroom

3 piece white bathroom suite. Bath with mixer tap shower attachment over and folding side splash screen. Pedestal wash hand basin. Low level w.c. Walls tiled around the splash areas. Tiled floor. Radiator. Vent Axia extractor fan. Airing cupboard housing the Potterton Prima gas fired combination boiler serving the central heating and hot water supply.

Outside

Within the gated courtyard, there is an allocated parking space.

A resident's parking permit may also be available from the District Council to provide additional on street parking.

Application – Prior to submitting an application all prospective tenants are required to view the property in person due to high volumes of interest. An online viewing is not sufficient for application purposes.



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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		78	80
(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