





Available from 19th May

An elegant, stylish two bedroom apartment set within a prestigious courtyard development within the centre of Warwick, fitted and furnished to a high standard; reception hall, living/dining room, superbly fitted kitchen, Siemens integrated appliances & Shaker style units, 2 double bedrooms with fitted wardrobes, luxury shower room, secure allocated parking.

FURNISHED

EPC - E
Council Tax Band - D

Communal Entrance Hall

The elegant main entrance hall leads to the staircase, which is clad in limestone flooring and leads to the second floor landing off which can be found the main door to Apartment 10.

Private Reception Hall

A hardwood entrance door opens to the hallway having engineered oak flooring throughout with underfloor heating, excellent storage and cloaks

cupboards off, one of which incorporates the washer dryer, high level double glazed window, and doors to:-

Living/Dining Room

Having matching engineered oak flooring with underfloor heating, small pane double glazed sash window to rear and further double glazed window to the side aspect, and opening to :

Fully Fitted Kitchen

Having matching engineered oak flooring with underfloor heating and a comprehensive range of



Shaker style units incorporating base units and wall cupboards with Siemens integrated appliances comprising oven, and combined oven/microwave with four ring induction hob and extractor fan above, fridge, freezer, and dishwasher. There are Caeserstone work surfaces with upstands, and part tiled splashback, with inset stainless steel sink unit and mixer tap.

Master Bedroom

Having underfloor heating, a small pane double glazed, sash window to the rear aspect, and two double bespoke fitted wardrobes with high level shelves, hanging rails and internal lighting.

Bedroom Two

Having underfloor heating, and small pane double glazed, sash window to the rear aspect, and two double and one single bespoke fitted wardrobes with high level shelves, hanging rails and internal lighting.

Shower Room/WC

Having Porcelanosa porcelain tiling to walls and flooring, with underfloor heating, and Laufen sanitary ware in white comprising fully tiled and glazed shower cabinet, low level wc, wash hand basin and heated towel rail, and double glazed window.



OUTSIDE

There is an allocated parking space in the Courtyard approached through the vehicular securely gated entrance from Jury Street.

Council Tax Band D

Application – Prior to submitting an application all prospective tenants are required to view the property in person due to high volumes of interest.

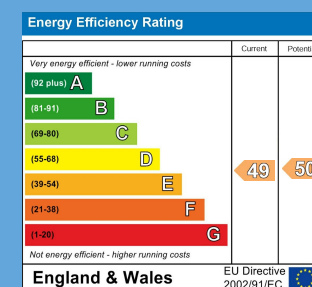
An online viewing is not sufficient for application purposes.

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