



The Old Bank, Wellesbourne, CV35 9NE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

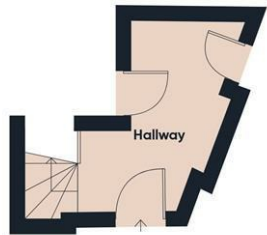
*** AVAILABLE 5th MAY *** A unique and stylish 3 bedroom duplex apartment located in the centre of the village of Wellesbourne. This home is a short stroll from many local amenities to include shops, doctors and parks, Wellesbourne is also convenient for access to Leamington, Warwick and Stratford. This building was fully refurbished to a high specification in 2024. The apartment is accessed via a gate to the side of the building with the entrance to the rear shared with just one other. The Apartment is spread over two floors and provides a generous 98m2 of accommodation with an L shaped, open-plan kitchen, dining, living room with direct access to a private decked terrace to the rear with an external staircase. There is a generous bedroom and a bathroom on the first floor and internal stairs lead up the two further bedrooms and a shower room on the second floor. This home is offered unfurnished. Council Tax Band C. Energy Rating D.





Key Features

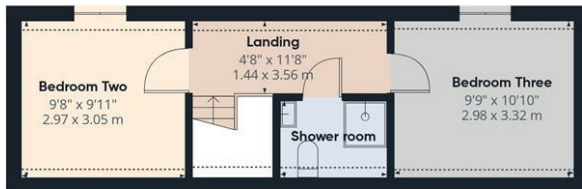
- *** AVAILABLE 5TH MAY ***
- Wellesbourne
- 3 Bedrooms
- First Floor Duplex Flat
- Unfurnished
- Decked terrace to the rear
- Parking on street
- Council tax band C
- EPC Rating D
- Newly refurbished 2024



Ground Floor



Floor 1



Floor 2



Approximate total area^m
 836 ft²
 77.7 m²

Reduced headroom
 30 ft²
 2.8 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

£1,300 PCM