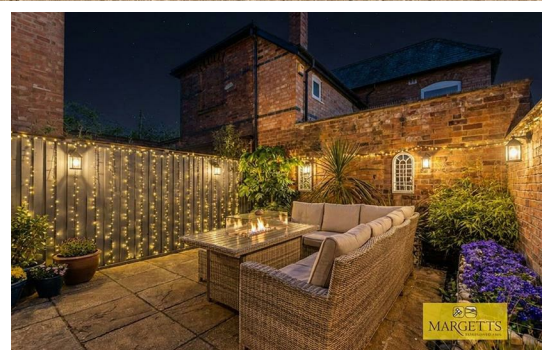
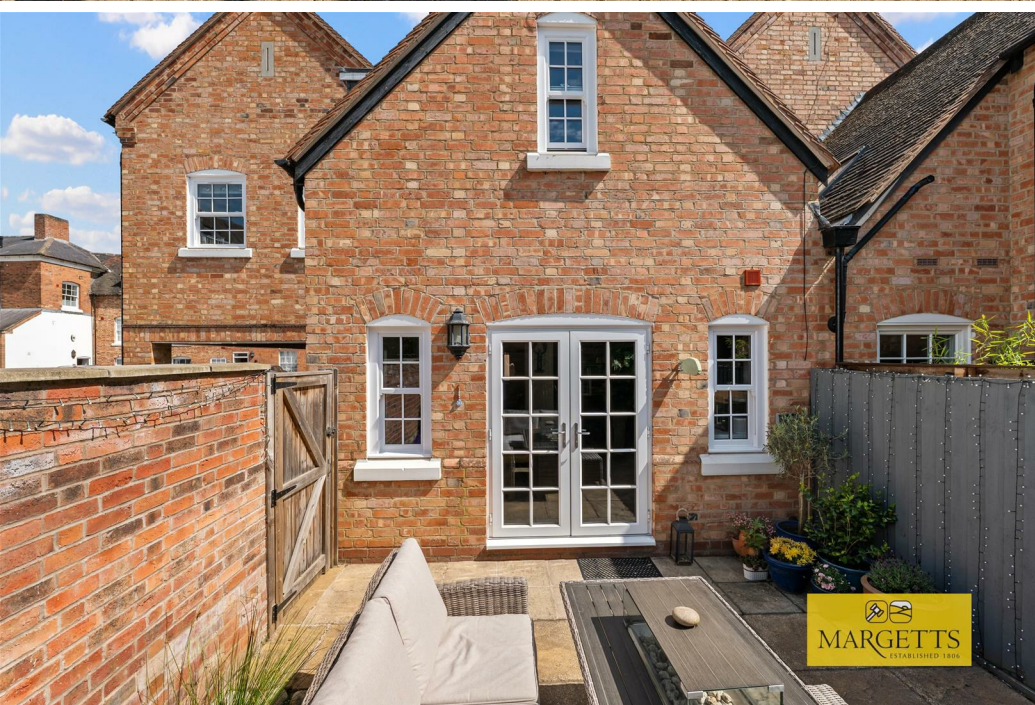




Superbly presented 4 bed townhouse

**31 Neville Ct Castle Lane
Warwick
CV34 4EZ**



**Offers In Excess Of
£700,000**

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CV34 4EZ



Offers In Excess Of £700,000

An exciting and rare opportunity to acquire a superbly presented and refurbished townhouse, quietly nestled in the heart of the County town, overlooking the Castle Estate and forming part of the prestigious and sought-after gated development. Offering up to five bedrooms, the flexible accommodation is arranged over three levels. The property provides 1,838 sq ft of stylish town centre accommodation with a refurbished dining kitchen, ensuite bathroom, family bathroom, additional second floor bathroom, charming private courtyard patio and allocated gated parking. Viewing highly recommended.

RECESSED PORCH

with brick built store to the side, and with recently installed double glazed front door opens into the

RECEPTION HALL

with two radiators, understairs storage cupboards, one housing the recently installed BAXI gas fired central heating boiler.

CLOAKROOM

fitted with low level WC, wash hand basin, extractor fan and radiator.

STUDY/BEDROOM 5

12'5" x 6'2"

with newly installed double glazed sash window to the front, telephone connection point, and radiator. Along with most of the ground floor, this room benefits from beautiful, insulated, interlocking wood effect vinyl tiled flooring in a attractive herring bone pattern.

UTILITY ROOM

5'6" x 6'2"

including double door, almost full height fitted cupboards housing the washing machine and tumble dryer above.

SUPERBLY REFITTED DINING/KITCHEN/FAMILY ROOM

16'6" x 13'11"

Beautifully reappointed with newly installed units having light moulded work surfaces, a comprehensive range of base units and wall cupboards. Work surface incorporates a single sink unit and Bosch electric hob with cooker filter above. Base units incorporate the Bosch integrated dishwasher, and a tall range of larger cupboards incorporating a large fridge, and 2 fitted Bosch ovens and slimline wine chiller. Again benefitting from the stylish flooring includes insulated, interlocking wood effect vinyl tiled floor in an attractive herring bone pattern. Electric under floor heating system, newly installed double glazed windows and French doors opening onto the beautiful rear enclosed patio garden.

Staircase from the reception hall proceeds to the

FIRST FLOOR LANDING

with radiator, recently installed double glazed window, airing cupboard with slatted wood shelf and housing the Heatrea Sadia hot water cylinder.

IMPRESSIVE FIRST FLOOR SITTING ROOM

14'7" x 16'4"

with three newly installed double glazed windows giving a dual aspect to the room, fire setting with hearth and surround and fitted cupboards flanking either side of the chimney breast. TV point and downlighters.

MASTER BEDROOM ONE

18'10" overall x 9'5"

The measurements include charming angled ceilings in the bedroom incorporating a dual aspect newly installed double glazed sash windows, TV point, and radiator.



DRESSING AREA

7'1" x 11'7" incl. wardrobes
and the measurements reduce to three metres excluding wardrobes. The dressing area includes a comprehensive range of newly installed wooden cupboards with hanging rails and shelves.

REFURBISHED ENSUITE SHOWER ROOM

with fully tiled double shower cubicle with adjustable shower, wash hand basin with two draws under, low level WC, heated towel rail and large tiled areas.

BEDROOM THREE - REAR

14'6" x 8'0" excl door recess
with twin newly installed double glazed sash windows overlooking the courtyard and radiator.





REFURBISHED FAMILY BATHROOM

has been beautifully appointed with white suite having panel bath with mixer tap, wash hand basin with two draws under, low level WC with concealed cistern, fully tiled separate shower cubicle with rain shower and adjustable shower over, tiled areas and newly installed obscured double glazed sash window.

Staircase from the first floor landing proceeds to the

SPLIT LEVEL SECOND FLOOR LANDING

with radiator.

BEDROOM TWO

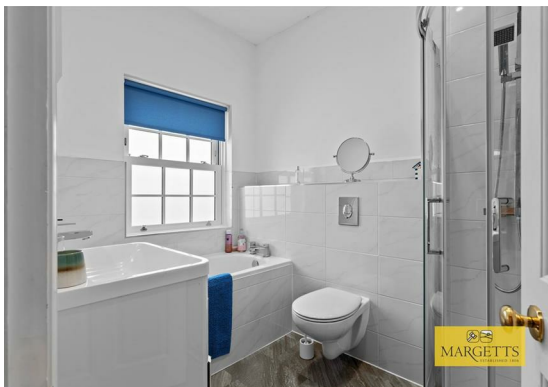
20'10" x 12'0" partly under eaves with radiators, skylights, double glazed sash windows and built-in storage cupboard, and further large walk-in wardrobe with hanging rail and shelves.

"L" SHAPED BEDROOM 4

10'7" x 6'2" into eaves + 6'4" x 4'7" measurements also include wardrobes and fitted bedroom/study furniture and radiator.

SECOND FLOOR BATHROOM

has a white suite with panel bath, having antique style telephone attachment to the mixer tap, low level WC, wash hand basin, tiled areas, roof lights, shaver point and radiator.



OUTSIDE

CHARMING ENCLOSED PATIO GARDEN

This charming garden adjoins the property and is paved for ease of maintenance and has a timber garden gate giving access to the car park.

PARKING

There is one allocated car parking space labelled 31. The car parking is accessed from Castle Lane with security gating for both vehicles and pedestrians.

We believe two parking permits are available from the Council for W2 Zone.

BIN STORE

There is a communal bin store and gated access back onto Jury St in Warwick town centre.

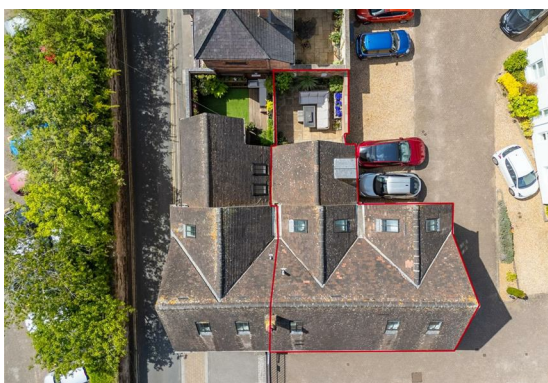
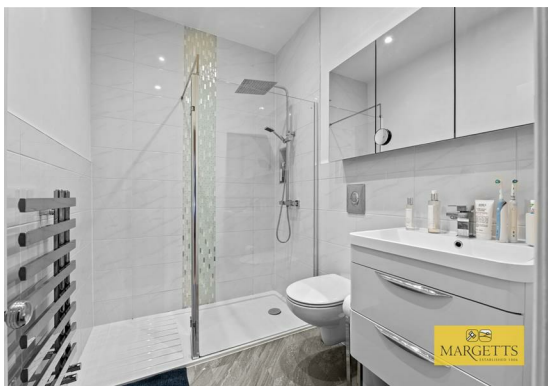
LEASEHOLD DETAILS

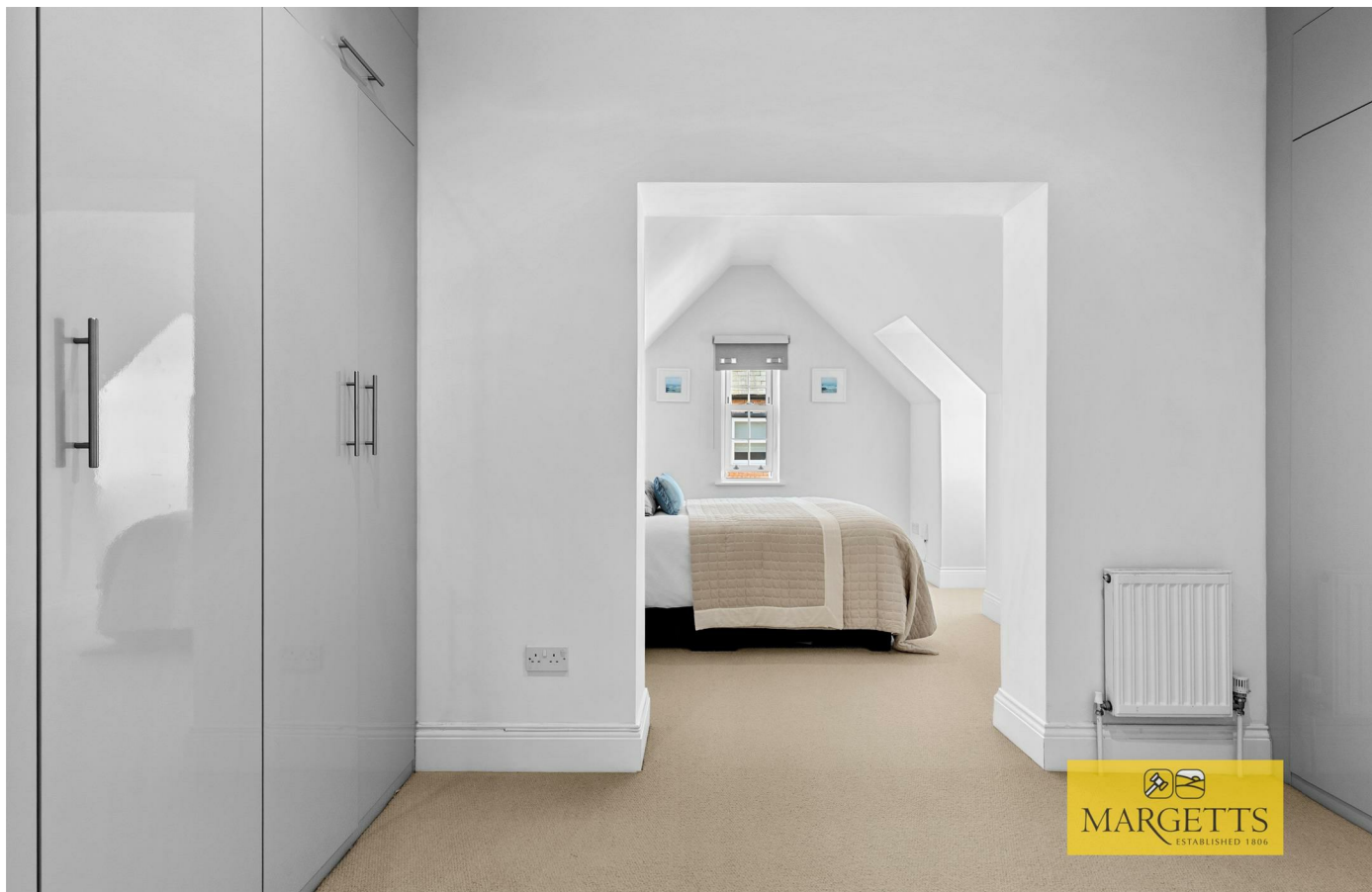
999 year Lease dated from 1st January, 2000.

The Ground Rent is a peppercorn.

We understand the Service Charge is currently £512.00 per half year.

Please note there are restrictions in the Lease-PETS ARE NOT ALLOWED-Please ask for further details.



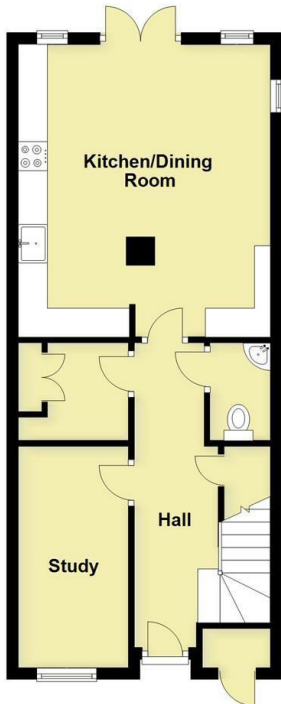


31 Neville Ct, Castle Lane, Warwick, CV34 4EZ



Ground Floor

Approx. 46.1 sq. metres (495.9 sq. feet)



First Floor

Approx. 74.6 sq. metres (803.2 sq. feet)



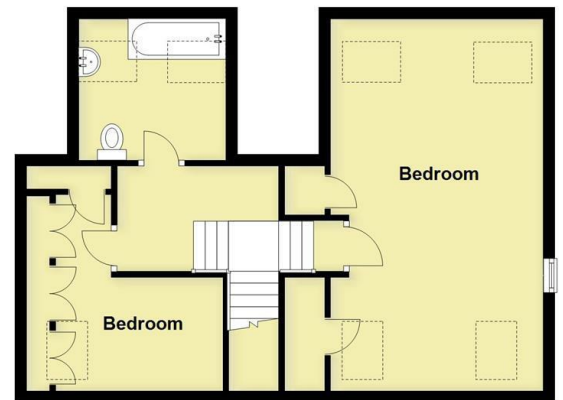
Total area: approx. 170.8 sq. metres (1838.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Second Floor

Approx. 50.1 sq. metres (539.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	85
	EU Directive 2002/91/EC	

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