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18 Jury Place 17-19, Jury Street, Warwick

Price Guide £565,000



Set within an exclusive courtyard development in the heart of Warwick, this elegant three-bedroom townhouse is finished to a high specification and arranged over three floors.

The accommodation comprises a reception hall with a cloakroom, a superb open-plan living/dining room, and a well-equipped kitchen fitted with Siemens integrated appliances. On the first floor, there are two double bedrooms and a principal bathroom, while the top floor is dedicated to the impressive main bedroom, featuring an en-suite shower room and a private balcony.

Outside, the property benefits from a courtyard garden,

secure gated access, and allocated parking.

EPC Rating: B (85)

#### Location

Jury Place is an exclusive collection of apartments and townhouses built by TAG Urban Properties in 2017, set in the very centre of Warwick. Ideally positioned for the town's renowned restaurants, coffee houses, Warwick Castle and its picturesque grounds, the development combines historic character with modern convenience.

Warwick offers excellent transport links, including rail services to Birmingham and London, easy access to the A46,

M40, M42 and M6, and Birmingham Airport, which is around 25 minutes by car.

#### Approach

Through the double-glazed entrance door into:

#### Reception Hall

Staircase rising to First Floor Landing. Wood effect floor with under-floor heating, wall-mounted digital thermostat control panel. Under stairs Cloaks/Storage Cupboard with hanging rail and downlighters.

#### Cloakroom

White suite with chrome fittings comprising WC with a concealed cistern, wash basin, matching floor, extractor fan, and downlighters.





### Open-plan Living/Dining/Kitchen

With matching flooring with under-floor heating.

#### Living/Dining Area

16'4" x 13'3" (5.0m x 4.04m)

The focal point of the room is a striking wall of deep-blue bespoke cabinetry spanning the full width of the space. This incorporates a contemporary central fireplace, with a combination of open display shelving above and enclosed cupboards below. The shelving is thoughtfully arranged in both vertical and horizontal sections, with a central recess above the fireplace designed to accommodate a wall-mounted television.

Additional features include a wall-mounted Nest thermostat, inset downlighters, integrated ceiling speakers, and matching flooring with underfloor heating throughout. Double-glazed bi-fold doors open onto the rear garden, while the room flows seamlessly through to the kitchen.

#### Fitted Kitchen

11'2" x 6'0" (3.41m x 1.85m)

An attractive range of handleless base and eye-level units is complemented by quartz worktops and matching upstands. There is an inset ceramic sink with a chrome mixer tap and rinse bowl, alongside a Siemens induction hob with a concealed extractor above. Integrated appliances include a Siemens dishwasher, fridge/freezer, oven and combination



oven, as well as a pull-out bin.

A built-in storage wall provides a stylish mix of open display shelving, including a grid-style wine rack. Additional features include inset downlighters and a double-glazed window to the front aspect with fitted shutters.

#### First Floor Landing

Wood effect floor, wall-mounted Nest thermostat control panel, downlighters. Double doors reveal a Utility Cupboard with a Miele washing machine and tumble dryer, power points and downlighters. Staircase rising to Second Floor Landing and doors lead to:





### Bedroom Two

11'3" x 9'5" (3.44m x 2.89m)

Radiator, downlighters, built-in double door wardrobes providing hanging rail and storage space with automatic lighting. Double-glazed vertical window to the front aspect with fitted shutters.

### Study/Bedroom Three

11'2" x 9'6" (3.41m x 2.90m)

A well-presented and versatile study/bedroom, thoughtfully designed to maximise both storage and functionality. The room features bespoke fitted cabinetry, including floor-to-ceiling shelving and integrated cupboards, providing excellent storage alongside a dedicated built-in desk area,

ideal for home working. A further wall benefits from a full-height double-door shelved storage cupboard and additional high-level fitted shelving. There is a radiator and a good-sized rear-facing window with fitted shutters.

### Shower Room

Luxury white suite with chrome fittings comprising WC with concealed cistern, wall-hung wash basin. Wide tiled shower enclosure with Roca shower system and a glazed shower screen. Extractor fan, downlighters, chrome heated towel rail, tiled floor and a double-glazed window to the rear aspect with fitted shutters.

### Second Floor Landing

Features an angled ceiling incorporating downlighters and a Velux rooflight. Built-in Airing Cupboard housing the Baxi gas-fired boiler and hot water cylinder. Door to:

### Master Bedroom

Built-in wardrobes across one wall, providing ample hanging rail and storage space, and two radiators. Part angled ceiling with two inset speakers, downlighters and a double-glazed Velux rooflight. A double-glazed door provides access to the:

### External Balcony

Composite decking, room for a chair and table, with a glass safety screen that offers elevated views over the courtyard and Warwick beyond.





#### En-suite Shower

Luxury white suite with chrome fittings comprising WC with a concealed push button cistern, wall hung vanity unit with soft-closing drawers. Tiled shower enclosure with shower system and glazed sliding shower door. Chrome heated towel rail, tiled floor, fully tiled walls, extractor fan, shaver point, downlighters and a part-angled ceiling incorporating a Velux double-glazed rooflight.

#### Courtyard Garden

A beautifully designed, low-maintenance courtyard garden offering a high degree of privacy and a tranquil, contemporary feel. The space is fully paved with large-format stone tiles, creating an ideal setting for outdoor seating and entertaining.

Raised brick planters run along one side, thoughtfully planted and framed by a feature wall with trained greenery, adding structure and softness. The garden provides a sheltered and intimate outdoor space, perfectly suited for relaxing or al fresco dining. There is also an outside tap and power supply.

#### Outside

There is an allocated secure parking space within the gated courtyard.

#### Tenure

The current owner has purchased a share in the freehold. The service charge is currently £103.56 paid quarterly. This is

for information purposes only and must be verified by a solicitor.

#### 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, we cannot give any warranties in this respect. Interested parties are invited to make their own inquiries.

#### Council Tax

Warwick District Council. Council Tax Band E.

#### Postcode

CV34 4EL







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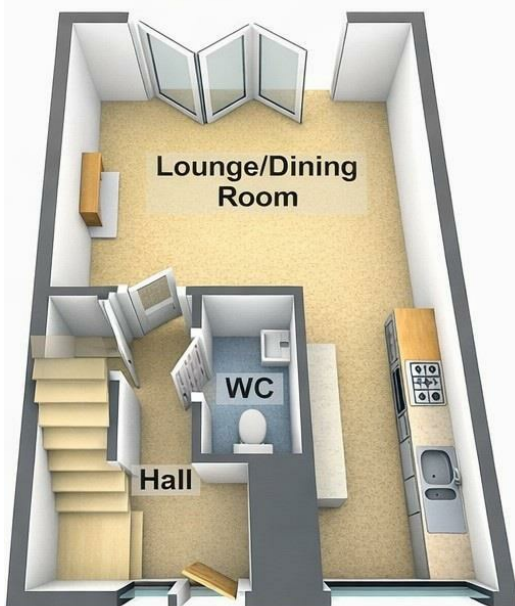
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Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

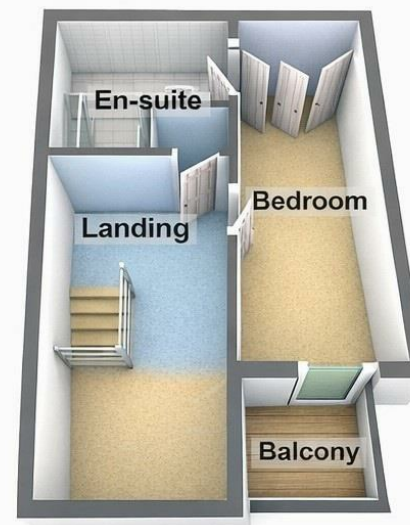
Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN



Ground Floor



First Floor



Second Floor

Total area: approx. 102.0 sq. metres (1097.5 sq. feet)