

ehB RESIDENTIAL

Your Property - Our Business

54, St. Nicholas Church Street, Warwick

Price Guide
£385,000







Nestled in the heart of Warwick, this exquisite duplex apartment blends modern living with rich heritage. Briefly comprising: an entrance hall, fitted kitchen, living room, bright and spacious master bedroom, and a second bedroom with an en-suite shower room. It also includes a third bedroom and main bathroom, plus one allocated parking space within the gated complex.

No upward chain

Location

Situated in a highly desirable position in the heart of historic Warwick, St Nicholas Church Street offers an exceptional location, combining the charm and character of this picturesque market town with the convenience of excellent local amenities and transport links.

Approach

Just off St Nicholas Church Street and through an electric security gate leading to the complex. Through a composite entrance door:

Communal Entrance Hall

Entrance hall and stairs leading to the first-floor landing

Entrance Hall

Through the Entrance door leading to the hallway, with doors leading to:

Living room

13'1" x 14'0" (3.99m x 4.28m)
Double-glazed windows offering dual aspect views over Warwick Town and St Nicholas Park, radiator and stairs to the second floor bedroom.

Breakfast Kitchen

14'0" x 7'4" (4.28m x 2.25m)
A range of base and eye-level wood-fronted units with a complimentary worktop. Dual-drainer sink with mixer tap, integrated washing machine, oven and microwave.

Bedroom One

10'4" x 8'5" (3.16m x 2.58m)
Built-in floor-to-ceiling wardrobes, radiator, double-glazed windows and door to the:








En-suite
Fully tiled suite with a low-level WC, handwash basin, and walk-in shower enclosure with a glazed shower screen.

Bedroom Three
10'5" x 5'10" (3.20m x 1.79m)
Double-glazed window, radiator

Main Bathroom
Fully tiled Suite, low-level WC, pedestal handwash basin with chrome taps, panel bath with chrome taps. Privacy double-glazed window, fitted towel rail above bath.

Bedroom Two
19'10" x 17'10" (6.05m x 5.46m)
Room spanning the entire second floor of this duplex apartment offers well-proportioned bedroom space with dual aspect Velux windows with views over the Warwick town centre, St Nicholas Park and the surrounding areas.

Outside
Gated complex with communal parking, this property has an allocated parking space.

Services
All mains services are understood to be connected.

NB: We have not tested the central heating, domestic hot water system, kitchen appliances, or other services, and whilst we believe them to be in satisfactory working order, we cannot give any warranties in this respect.

Tenure
The property is understood to be leasehold, with 158 years remaining on the lease. The approximate annual service charge is £1,870.00,

Council Tax
Warwick District Council Tax Band" E"

Postcode
CV34 4JD

Second Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



Top Floor

Approx. 26.8 sq. metres (288.4 sq. feet)



Total area: approx. 82.2 sq. metres (885.1 sq. feet)

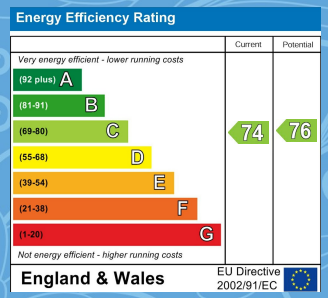
ehB RESIDENTIAL

Your Property - Our Business

Residential Estate Agents •
Lettings and Property Managers •
Land and New Homes Agents •

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.