



The Quarter House, 1 Cross Street, Warwick

Price Guide  
£295,000



This stunning duplex apartment is set within an attractive and characterful period building, prominently positioned on a charming corner in the heart of Warwick town centre, surrounded by a mix of independent shops, cafés and historic architecture.

Offering stylish and well-proportioned accommodation arranged over two floors, the property is accessed via a private entrance lobby, with a striking spiral staircase rising to the first floor. Here, a superb open-plan layout unfolds, featuring a high-specification kitchen alongside an impressive living/dining space, ideal for both relaxing and entertaining.

On the second floor are two generous bedrooms, complemented by a beautifully appointed shower room. Energy Rating: D.

#### Location

Cross Street is conveniently situated between Smith Street and Priory Road within walking distance of Warwick's excellent amenities, which includes a variety of shopping, cafés, restaurants and recreational facilities. Warwick Hospital and Railway Station are both within walking distance with regular services to Birmingham as well as London Marleybone. The motorway network is easily accessible with junction 15 of the M40 2.5 miles to the south of the town giving access to Birmingham and the north and London and the south.

#### Approach

Through a private entrance door into:

#### Entrance Lobby

Wood effect floor, wall light point and a feature spiral staircase rises to:

#### Landing Area

Wall light point, double glazed window to side aspect, spiral staircase rising to Second Floor Landing, opening to Kitchen.

#### Quality Fitted Kitchen

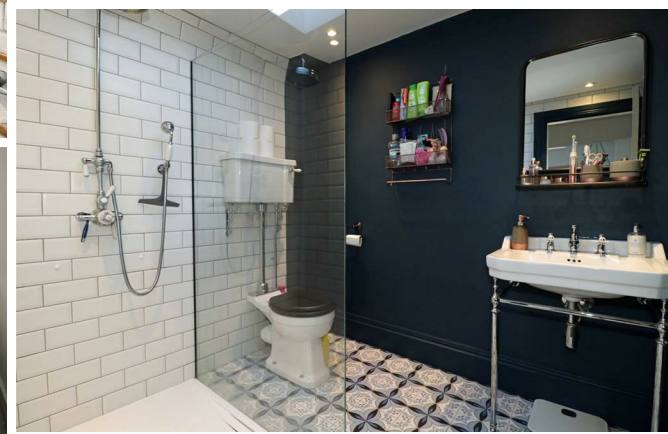
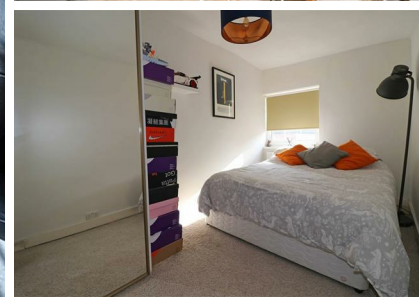
9'6" x 7'7" (2.92m x 2.32m)

Having a modern range of base and eye level units, granite (African fusion) worktops and upturns. Inset sink unit with mixer tap. Neff induction hob with a feature Faber extractor unit over, Neff "Hide & Slide" cooker with combination oven/microwave over, integrated fridge/freezer, dishwasher, and wine cooler.

#### Spacious Lounge/Dining Room

18'4" into chimney recess x 17'8" (5.59m into chimney recess x 5.41m)

This striking room features a high-quality engineered wood floor and a characterful exposed brick feature wall, complemented by



provision for wall lighting. A double-glazed window allows for plenty of natural light, with a period-style radiator positioned beneath.

The chimney breast forms an attractive focal point, incorporating a recessed display niche with a timber beam above, flanked by two elegant arched alcoves, perfect for shelving or decorative use.

#### Second Floor Landing

Double glazed window to side aspect, access to roof space, built-in storage, built-in cupboard with space and plumbing for washing machine, hanging rail space and houses the combination gas fired boiler. Doors to:

#### Shower Room

Having an attractive period style white suite with chrome fittings comprising WC, pedestal wash hand basin. Tiled shower

enclosure with thermostatic shower system. Decorative tiled floor with underfloor heating, downlighters and a double glazed roof light.

#### Bedroom One

17'9" x 9'4" (5.43m x 2.85m)

Downlighters, radiator, up-lighter and a double-glazed window.

#### Bedroom Two

14'9" x 7'2" (4.50m x 2.20m)

Built-in full-height, mirror-fronted sliding door wardrobes, radiator and a double-glazed window.

#### Tenure

The property is understood to be Leasehold with 147 years remaining. There is also a £10 per annum ground rent, plus a contribution towards building insurance of circa £265 PA. We understand there is no additional service charge. This should be checked by your solicitor before the exchange of contracts.

#### Services

All main 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 and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "C" - Warwick District Council

#### Postcode

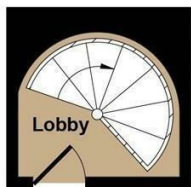
CV34 4JB

#### Agents Notes

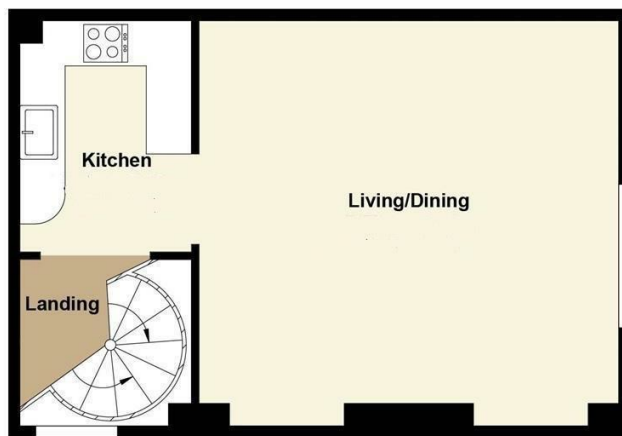
Further benefits include residents' permit parking, and the apartment is in Zone W2. Please see the Warwick District Council website to find out the associated costs and the roads within this zone.

Cross Street, Warwick, CV34 4JB  
Total Approx. Floor Area 90.10 Sq.M. (970 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor Area 4.50 Sq.M.  
(48 Sq.Ft.)



First Floor  
Approx. Floor Area 42.80 Sq.M.  
(461 Sq.Ft.)

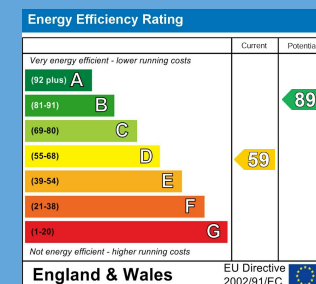


Second Floor  
Approx. Floor Area 42.80 Sq.M.  
(461 Sq.Ft.)

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

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17-19 Jury St,  
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Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN