

**Spacious one bedroom apartment**  
**5 Jury Place**  
**17-19 Jury Street**  
**Warwick**



**MARGETTS**  
ESTABLISHED 1806

**Price Guide £285,000**

Jury Place 17-19 Jury  
Street  
Warwick  
CV34 4EL



## Price Guide £285,000

A truly exceptional, spacious, first floor period conversion forming part of a high quality development converted by TAG exclusive properties. We highly recommend viewing at the earliest opportunity to appreciate the space, quality of the fittings, and atmosphere of the whole development. Located right in the heart of the county town, with secure gated rear parking, this is an excellent and rare opportunity to acquire a prestigious one bedroom apartment.

### COMMUNAL FRONT DOOR

opens into the

### BEAUTIFUL, STYLISH COMMUNAL RECEPTION HALL

with staircase leading to the first-floor landing.

Front door opens into the apartment.

### RECEPTION HALL TO THE APARTMENT

with video and audio entry phone system and Polypipe thermostatic control installed. Off the reception hall is a large airing cupboard housing the media system and electric wet water hot water heating together with plumbing and space for washing machine.

### OPEN PLAN LIVING KITCHEN DINER

14'10" x 20'0" max

This beautiful room with tall secondary glazed sash windows to the front affords delightful views onto Jury Street.

### STYLISH FITTED KITCHEN AREA

enjoys Lancaster oak fitted kitchen units topped with white silestone worksurfaces, and doors finished in Shaker gunmetal grey, sink with mixer tap, and integrated within the kitchen is a Siemens dishwasher, and Siemens refrigerator together with tall larder cupboard incorporating the Siemens microwave and steam oven, and further Siemens oven and grill. Range of eye level wall cupboards together with induction electric hob and cooker filter and tiled splashback areas.

### HUGE MASTER DOUBLE BEDROOM

14'6" x 15'10" into door recess reducing to 12'5"

This room is delightfully light and airy and features two tall sash windows with quality secondary glazing. The measurements include a comprehensive range of fitted wardrobes.

### STYLISH APARTMENT SHOWER ROOM

with large walk-in shower cubicle with Roca rain shower and further handheld adjustable shower, Laufen wash hand basin and low level WC, fitted mirrored medicine cabinet with under unit lighting, large Porcelanosa tiled areas and large heated towel rail.



### **OUTSIDE - PARKING AND GROUNDS**

Approached by a secure gated system there is an allocated car parking space labelled conveniently located near the rear communal entrance into the apartment block. The communal grounds are beautifully maintained and enjoy views over and towards the centre of Warwick.

### **SPECIFICATION**

The original specification laid out by Tag Exclusive Properties details the following:-

Bathroom tiles - porcelain.

Kitchen appliances are all Siemens.

Flooring – Engineered European Oak Country Grade, in Castle Grey oiled.

### **GENERAL INFORMATION**

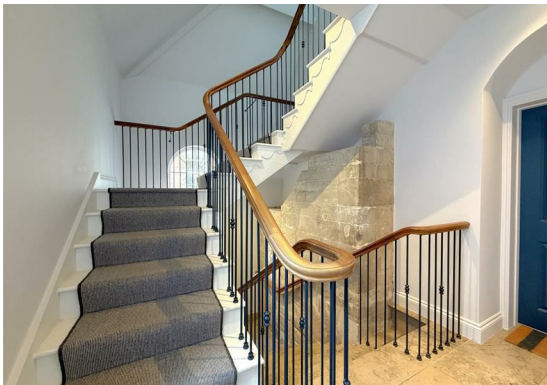
All mains services are connected except gas.

We understand there is a communal Sky dish, with connections in the service cupboard for you to connect your own Skybox.

The property is leasehold with a 999 year lease starting on 8th Dec 2019.



We understand the service charge is approximately £280 per quarter and the ground rent is a peppercorn.





**Jury Place 17-19 Jury Street, Warwick, CV34 4EL**





## First Floor

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



Total area: approx. 55.4 sq. metres (596.7 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	56
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### CONTACT

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