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8, Tanners Courtyard, Off West Street, Warwick

Price Guide £240,000



Forming part of an attractive courtyard development, this charming period conversion offers a rare opportunity to acquire a stylish ground-floor garden apartment in a highly sought-after central Warwick location.

Converted in 2001, the property enjoys its own private entrance and is presented in excellent order throughout. The well-balanced accommodation comprises an inviting hallway, a light and airy open-plan living/dining/kitchen space, a generously

proportioned double bedroom, and a modern shower room.

A particular highlight of the property is the delightful private courtyard garden, which provides a peaceful, low-maintenance outdoor space—ideal for relaxing or entertaining.

Perfectly positioned within easy walking distance of Warwick town centre, the apartment is also conveniently located for Warwick Castle and the

wide range of cafés, restaurants, and amenities this historic town offers.

Further benefits include an allocated off-road parking space and additional on-street parking for visitors. Energy rating C.

Location

West Street provides a most attractive tree-lined approach to the historic county town centre and also easy access to the A46, junction 15 of the M40 motorway and Warwick Parkway rail station, providing excellent commuter links.





Approach

Through a part-sealed unit double-glazed entrance door into:

Entrance Hall

Wood effect floor, radiator, hat and coat rail space, wall-mounted thermostat control panel, downlighters. Natural wood latched doors to:

Open Living Dining Kitchen

21'3" x 13'8" (6.50m x 4.18m)

Lounge Area

Wall light points, radiator, and a sealed-unit double-glazed window to the front aspect with fitted shutters.

Kitchen Area

A range of matching gloss-fronted base and eye-level units with wood-effect worktops and upstands, incorporating a single drainer sink unit with mixer tap. Integrated appliances include a Bosch electric oven with four-ring gas hob and extractor over, fridge/freezer, washing machine and tumble dryer,

along with a pull-out bin and adjacent tall storage unit. The Worcester gas-fired boiler is neatly concealed.

A double-glazed window to the rear aspect overlooks the courtyard garden, while a feature part-glazed roof enhances natural light. A double-glazed casement door provides direct access to the garden.





Double Bedroom

14'5" x 9'7" (4.40m x 2.94m)

A generously proportioned room featuring built-in double-door wardrobes, two radiators, and double-glazed windows to both the front and rear aspects, each fitted with stylish shutters.

Shower Room

A matching white suite comprising WC and vanity unit with wash basin, mixer tap and storage below. A tiled shower enclosure features a Triton shower system and a curved glass double-opening screen.

Complementary tiled walls and flooring are finished with a chrome heated towel rail, extractor fan and a window providing natural light.

Courtyard Garden

A charming west-facing courtyard garden, thoughtfully designed with a paved seating area and enclosed by attractive perimeter walls. This private outdoor space is a true highlight of the property, having been beautifully enhanced by the current owners to create a peaceful and private haven, perfect for relaxing or entertaining.

Tenure

We understand the property has a share of the freehold of the management company (Tanners Management Company Ltd), with the original lease being 999 years from 1/1/2001. We understand that no Ground Rent is payable. Service charge of £400 per annum.

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

Council Tax

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

Postcode

CV34 6AZ

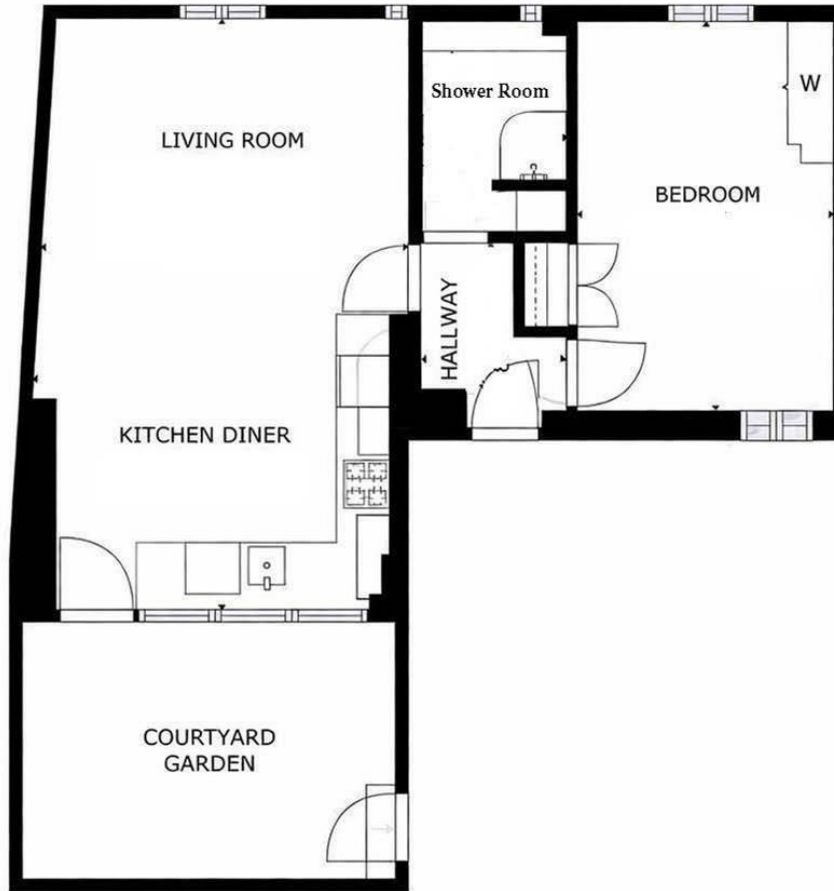
Parking

Shared off-road parking with an allocated space for the property. There is also on street parking directly outside the property on West Street.



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FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 559 sq. ft, 52 m2, EXCLUDED AREAS:
 PATIO: 140 sq. ft, 13 m2
 TOTAL: 559 sq. ft, 52 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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