



**Connells**

Neville Court  
Warwick



## Property Description

A gorgeous period apartment located in the heart of Warwick town centre. This beautifully presented home comes with allocated parking and is being sold with no onward chain.

Coming through the entrance hall, the spacious lounge steps down to the right of the home and provides plenty of space to relax. It features sash windows, spotlights and a fireplace for a cosy feel. The charming kitchen diner comes with built in appliances and glass screening to invite natural light in.

There are two generous double bedrooms with sash windows with bedroom one further benefiting from its own private en-suite. There is also a stylish main bathroom with a rainfall shower over the bath.

## The Location

Neville Court is in the heart of historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for travel links as it is a short drive to the M40 and A46, there are bus routes and a bus station nearby and it is only 0.5 miles to Warwick train station.

## Entrance Hall

Front door leading in from communal entrance and stairwell with feature beams and steps rising up to elevated hallway.

## Lounge

17' 1" x 10' 11" max ( 5.21m x 3.33m max )

Elegant sash window to the front elevation with secondary glazing fitted, downlighters and feature fireplace.

## Kitchen Diner

Fitted with a range of contemporary base and wall mounted units with complimentary work surfaces over, feature tiled splashback and one and 1/4 bowl sink with drainer and mixer tap. Appliances to include a fitted fridge/freezer, electric oven and hob and extractor fan. The gas fired boiler is housed in a cupboard and there is space and plumbing for a washing machine beneath the work surface.

In the dining area there is ample room for a table and chairs, and glass windows allowing light in from the hall.

## Bedroom One

13' 7" Max x 8' 4" ( 4.14m Max x 2.54m )

Sash window with secondary glazing to front and carpeted flooring.

## En-Suite

Monochrome shower room with a fully tiled shower cubicle and rainfall shower head above, hand wash basin with mixer tap, low level w/c and half walled tiles to finish off the room. Fitted extractor fan and heated towel rail.

## Bedroom Two

13' 1" Max x 8' 11" Max ( 3.99m Max x 2.72m Max )

Sash window with secondary glazing to front and carpeted flooring.

## Bathroom

Fitted with a white suite comprising of a bath with rainfall shower head over, mixer tap and glass shower screen, hand wash basin with storage beneath and a low level flush w/c. Tiled flooring and half tiled walls with a heated towel rail. The bathroom also benefits from underfloor heating.

## Communal Areas

There are communal areas with gardens and paths, secure and gated allocated parking to the rear with access from Castle Lane and a bin store. The communal entrance offers an intercom system and secure inside door, with stairs rising to the first floor apartment.

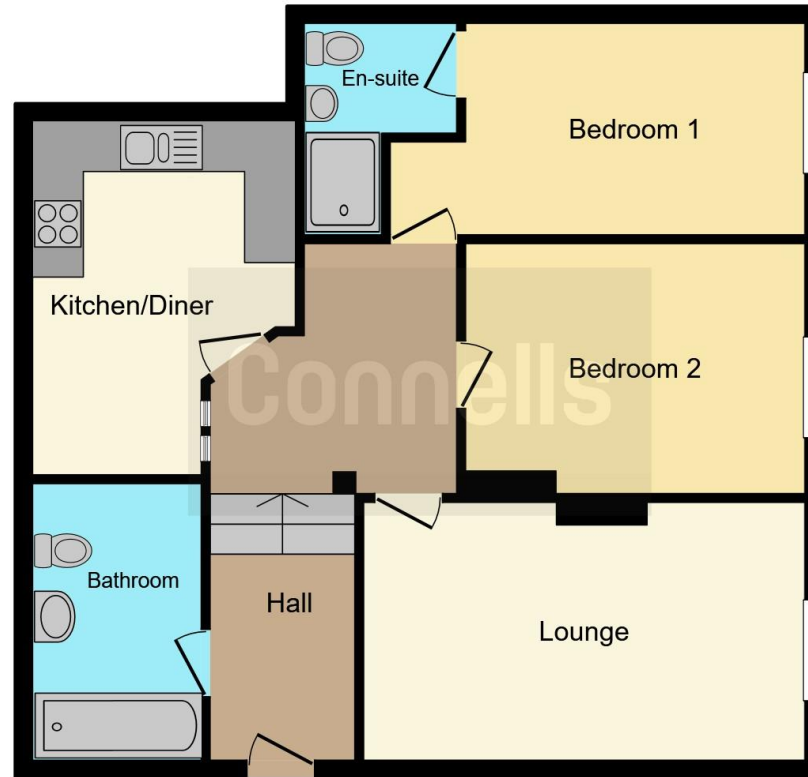
## Vendors Notes

Pets are allowed and holiday let's not allowed, subject letting is allowed for residential.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 403308**  
**E [warwick@connells.co.uk](mailto:warwick@connells.co.uk)**

14 High Street  
 WARWICK CV34 4AP

EPC Rating: C Council Tax  
 Band: D

Service Charge:  
 2600.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR107748](http://connells.co.uk/Property/WAR107748)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WAR107748 - 0003