



4 Northgate Street
Warwick | Warwickshire | CV34 4SP

FINE & COUNTRY

4 NORTHGATE STREET

A rare opportunity to acquire a stunning five-bedroom townhouse on a desirable street in the heart of the county town of Warwick. The property has been beautifully presented by the current owners and offers spacious living accommodation set over four floors. Outside is a lovely garden and patio with two parking spaces.



KEY FEATURES

Ground floor

Stepping in from the quiet street you are greeted by a lovely partly panelled hallway giving access to a sitting room on your right and living room on your left. Continuing down the hallway you have a w/c and utility room to your right, door to the patio and access to the basement, and stairs to the bedroom accommodation. At the end of the ground floor, you will find a delightful kitchen dining room which has doors out to the patio and garden.

Basement

Stairs from the hallway take you down to a basement which is an ideal place for storage, to keep wine or hold extra utilities.













First and second floor

Stairs rise from the hallway to the bedroom accommodation where you will find a stunning main bedroom which has beautiful fitted floor to ceiling units and a generous en-suite bathroom holding his and hers sinks, standalone bath, double shower, and toilet. There are two further double bedrooms on this floor which share a beautifully presented family bathroom incorporating standalone bath, sink, and toilet. From the landing stairs rise to the second floor where you have another double bedroom and a single bedroom which share a shower room with sink and toilet. There is also a storage cupboard on the landing.















Outside

To the rear, accessed from either the kitchen or hallway, you have the fantastic patio and garden, a lovely place to sit and relax under the backdrop of St Marys Church. There is excellent scope to extend the kitchen dining room into a larger living space to the side but still retaining a patio and lawned area. Steps down from the garden take you down to two parking spaces and bin storage.





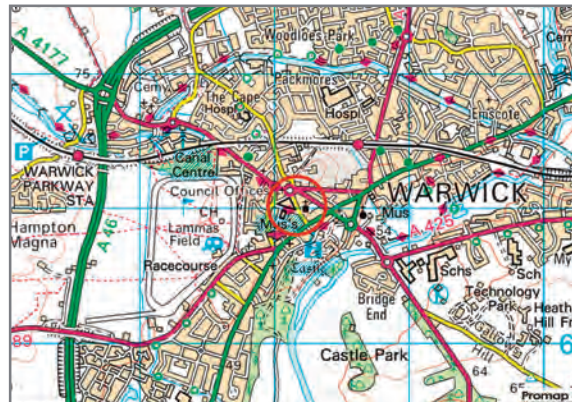
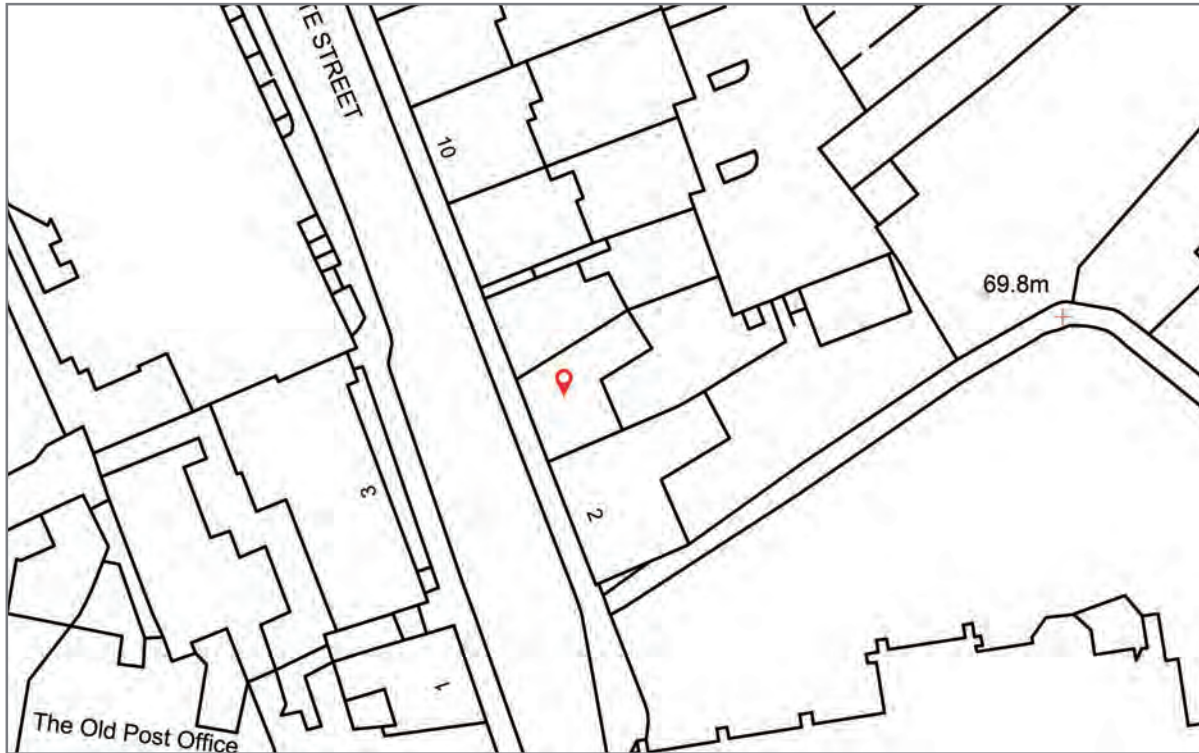
WARWICKSHIRE

Positioned in the heart of England the county is famous for being the birthplace of William Shakespeare. There are no cities in Warwickshire since both Coventry and Birmingham were incorporated into the West Midlands County in 1974 and are now metropolitan authorities in themselves.

Warwickshire hosts several key towns including Leamington Spa Warwick, Stratford upon Avon, Kenilworth, Henley In Arden and Rugby to name a few.

The northern tip of the county is only three miles from the Derbyshire border. An average-sized English county covering an area of almost 2,000 km², it runs some 60 miles north to south. Equivalently it extends as far north as Shrewsbury in Shropshire and as far south as Banbury in north Oxfordshire.





INFORMATION

Services

All main services are believed to be connected including mains water, electricity, gas & drainage.

EPC: C - the property is also Grade II Listed

Local Authority

Warwick District Council

Tax band - G

Maintenance charge

There is a maintenance charge of approximately £270 per quarter. Please speak to the vendors sole agent for more information.

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01926 455950.

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

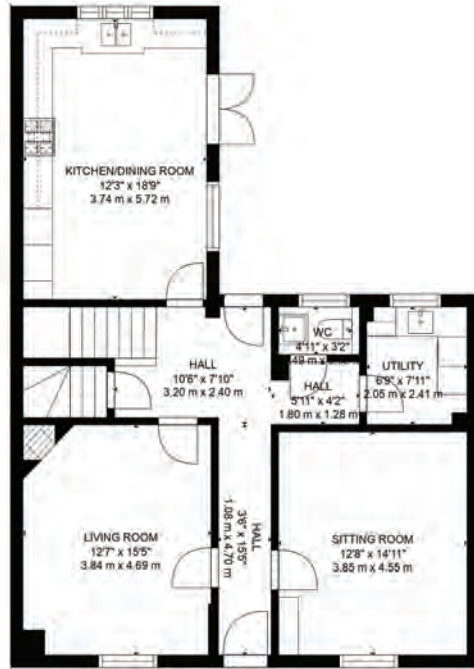
Sunday by appointment only

Directions

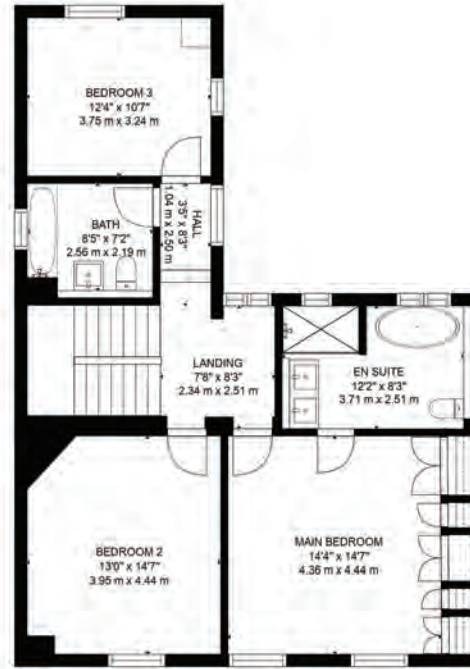
From marketplace or locally known as the square in the centre of Warwick, head towards St Marys church along the old square and turn left onto Northgate Street, where you will find number 4 a couple of doors down on your left. Alternatively head north up Castle hill carry straight on at the traffic lights on the Butts (A425), towards the end of the Butts on your left is the rear entrance to the properties along Northgate Street where you will find your own parking to the property in the corner by the church.



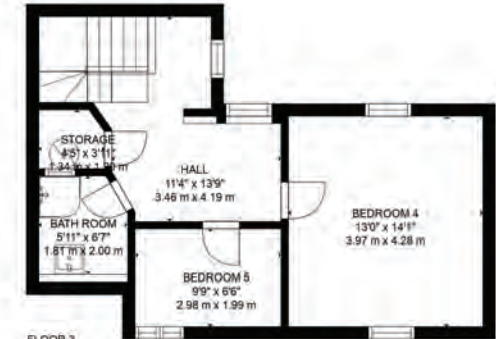
BASEMENT



FLOOR 1



FLOOR 2



FLOOR 3

Estimated areas

Basement : 0 sq. ft, excluded 212 sq. ft
 Floor 1 : 1055 sq. ft, excluded 0 sq. ft
 Floor 2 : 1055 sq. ft, excluded 0 sq. ft
 Floor 3 : 374 sq. ft, excluded 218 sq. ft
 Total GLA 2484 sq. ft total scanned area 2914 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-90	C	71 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 03.08.2022





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



NICOLA MOORE BRANCH PARTNER

Fine & Country Leamington Spa
01926 455950 | 07860 623178
nicola.moore@fineandcountry.com

Nicky has worked with Fine & Country since 2016 and became Partner of the Leamington branch in July 2018. She has received many 5* reviews from happy clients on the AllAgents review site. Nicky has lived in the area all her life, so has an intimate knowledge of local schools, facilities and village life around Warwickshire. She is very passionate about property and is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. She has a keen eye for detail and her enthusiasm comes to the forefront when she is building relationships with people and finding them their perfect home. In her spare time, Nicky enjoys riding and competing her horse which she has done since she was a child. Contact her now for expert advice on the marketing and sale of your home.



JAMES PRATT PARTNER AGENT

Fine & Country Leamington Spa
07540 649 103
james.pratt@fineandcountry.com

James joined Fine and Country Leamington Spa in 2016 and has been involved in the property industry for almost twenty years. He has used all of his varied property knowledge and expertise to become one of the few go to Agents in the area. James has lived in Leamington all of his life and knows the town and its surrounding areas inside out. Outside of work James enjoys spending time with his family and friends, is a keen cyclist and enjoys the outdoors. He has raised over £40,000 for Charities and has won awards from the Encephalitis Society who have been the main beneficiary over the years. His experience in renovation, development, maintenance, property management and buy to let allows him to give invaluable advice to buyers and sellers throughout the process. James has also acquired many reputable contacts and relationships along the way including Solicitors and Surveyors some of which have been instrumental in progressing sales. He has fantastic passion and drive to deliver the best results and service for his clients and has been involved in some of the largest residential sales and developments in the town. His belief is that you should go above and beyond to promote the property and works seven days a week often into the evenings to ensure things are running smoothly with a sale. James feels extremely proud and privileged to work for Fine and Country and in 2019 the Leamington Spa Team won two awards at the prestigious annual Fine and Country International awards Ceremony at the QEII in Westminster London. The awards for Best Property Presentation and the highly coveted Best Overall operator were presented by former England rugby player, Matt Dawson. Having dealt with many agency's over the years James would only consider working for Fine and Country. Recently completing a RICS commercial agency training course James hopes to continue his success into the Commercial property market.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, CV32 5AA
01926 455950 | leamington@fineandcountry.com

