





An impressive and spacious second floor apartment situated in this attractive, recently converted period building. Located right in the heart of the town centre, this larger than average one bedroom apartment offers light and airy, highly appointed accommodation.

The property offers spacious and stylish living, with attractive communal spaces and high ceilings. Of particular note is the spacious, sociable open plan living/dining/kitchen area, featuring integrated units. The apartment also benefits from a double bedroom with adjacent dressing room/study area.

Briefly Comprising:

Communal entrance portico giving access to communal entrance hallway and staircases rises to second floor landing. Private hallway with airing cupboard, spacious open plan living/dining/kitchen with integrated appliances. Double bedroom with adjacent semi open plan dressing/study area. Well appointed white bathroom. Electric heating. NO CHAIN.

The Property

Is approached via steps up to the impressive entrance portico from Parade.

Communal Entrance Hallway

With staircase rising to second floor landings, in turn leading to private entrance hallway.

Private Entrance Hallway

With coved cornicing, downlighter points, wood finish flooring, antique brass style fittings and switch gear throughout, entry phone point, door to airing cupboard with Ideal heating insulated hot water cylinder.

Open Plan Living/Dining/Kitchen

22'10" x 17'6" in kitchen area reducing to 13'2" in living area
A most impressive room with high ceilings, coved cornicing, two feature sash windows to front elevation overlooking Parade with secondary glazed units behind.

Living Area

With electric heaters and wood flooring.

Dining/Kitchen Area

With a range of dark blue wall and base units with solid working surface and upstands over, with splashbacks to both the sink and hob spaces. Underslung Belfast sink with brass mixer tap. Inset four point Neff electric Ceran hob with Neff oven below and concealed filter hood over. Concealed fridge freezer, concealed dishwasher and light points to kitchen area and working surface extending into breakfast bar providing sociable dining seating.

Bedroom

13' x 8'8" (3.96m x 2.64m)

With feature timber framed sash window to rear elevation, coved cornicing, electric heater, brushed antique brass switches and sockets. Sliding part glazed door to adjacent...



Dressing Room/Study Area

10'2" x 5'11" (3.10m x 1.80m)

With timber frame multi pane sash window to rear elevation, downlighter points to ceiling, electric heater, brushed antique brass switches and sockets.

Bathroom

Attractively fitted with a period style suite to comprise; low level WC, wash hand basin with antique style brass taps set into vanity unit, bath with antique style mixer tap with telephone style shower attachment over, with additional wall mounted shower and fixed rainwater shower head, large format marble effect tiles to all walls and floor. Extractor, downlighter points to ceiling. Electric period style radiator towel rail.

Mobile Phone Coverage

Good outdoor and in home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease (01/01/2022), with 995 years remaining, being with a share of the freehold, service charge is £2,210.30 and ground rent is £0. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band C.

Location

Second Floor
CV32 4BL

Second Floor

Approx. 61.6 sq. metres (662.6 sq. feet)



Total area: approx. 61.6 sq. metres (662.6 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL