

BELVOIR!

Guide Price £195,000



29 St. Johns Court

, Warwick CV34 4NJ

A well-presented two-bedroom first-floor apartment located in a highly convenient and sought-after area of Warwick, offering excellent transport links and easy access to local amenities.

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ACCOMMODATION

The property is finished to a high standard throughout and benefits from a bright and spacious feel. On entering, the hallway provides access to all rooms and creates a practical and well-balanced layout.

The living and dining room is a standout feature of the home, offering generous space for both relaxing and entertaining. This room also benefits from access to a private balcony, providing an ideal spot for fresh air and outdoor seating.

The kitchen is well-appointed and complemented by a separate utility area, offering additional storage and practicality for everyday living.

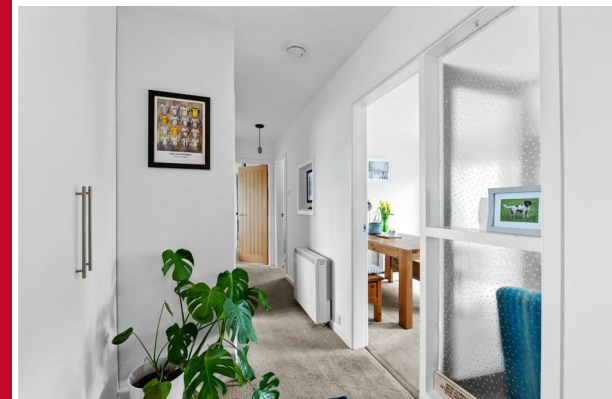
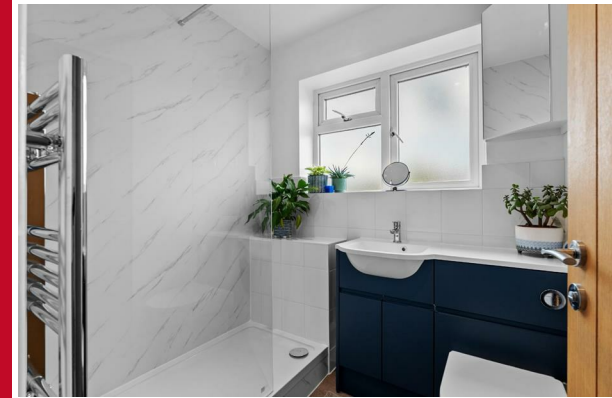
There are two well-proportioned bedrooms, both presented in a clean and neutral style, making the property ready to move straight into. The accommodation is completed by a modern shower room with WC. Externally, the property benefits from communal car parking and a garage.

Situated in Warwick, the property is ideally placed for commuters, with excellent transport links including easy access to the M40, A46, and Warwick train station, providing direct routes to Birmingham, Leamington Spa, and London. The area also offers a range of local shops, cafes, parks, and well-regarded schools, making it a popular choice for professionals, couples, and small families alike.

This is a bright, well-maintained home in a prime location, offering both comfort and convenience in equal measure.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be leasehold. The agent has not checked the legal status to verify the leasehold status of the property. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be



Total Internal Living Area 60.33 square metres / 649 square feet

First Floor



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		66	69
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.