Charles Court, 15 Charles Street, Warwick

£1,200 Per Month

Available for immediate occupation is this beautifully renovated, first-floor two-bedroom flat in Charles Court , which has been comprehensively modernised throughout, offering stylish, contemporary accommodation finished to a high standard.

Briefly comprising a modern fitted kitchen with a breakfast bar and new appliances, two double bedrooms, bright and spacious living room and a newly installed bathroom suite.

Energy rating: C.

Location

Ideally positioned on Charles Street near the heart of Warwick. Charles Court offers convenient access to the town centre, local amenities and transport links.

Approach

Entrance door to communal entrance hallway with stairs up to the first floor. Communal hallway leading to the front door

Entrance

Through the wooden glazed entrance door leading to:

Hallway

With doors to the bathroom, two bedrooms, living room, and breakfast kitchen, a storage cupboard housing Tempest stainless hot water cylinder

Lounge

12'9" x 11'11" (3.91m x 3.65m)
Feature panelled wall with focal fireplace, electric panel heater, large double glazed windows to the side aspect overlooking the communal gardens

Fitted Breakfast Kitchen

10'0" x 8'6" (3.06m x 2.6m)
A range of base and eye-level gloss white units

with a composite worktop and splashbacks, an integrated electric oven and grill with a matching 4-ring induction hob with a glass splashback, and a hidden extraction unit above. Breakfast bar, integrated washer-dryer and integrated slimline dishwasher, double-inlet stainless-steel sink with chrome mixer tap. Space for freestanding fridge freezer

Bedroom One
12'0" x 10'9" (3.66m x 3.3m)
Mirrored double-door, floor-to-ceiling wardrobe, panelled feature wall, electric panel heater, double-glazed window; windows facing the side aspect.

Bedroom Two
12'1" x 8'4" (3.69m x 2.55m)
Mirrored double door, floor-to-ceiling height wardrobe, electric panel heater, double-glazed windows facing the rear aspect

Bathroom
Pedestal hand wash basin with chrome mixer tap and built-in storage below, low flush WC, panel bath with shower attachment and chrome mixer taps, privacy double-glazed window to the rear aspect

Communal Gardens and Parking
Charles Court offers residents communal parking located at the front and side, as well as well-maintained gardens located to the rear.

Garage
17'8" x 7'10" (5.4m x 2.41m)
Up-and-over door

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

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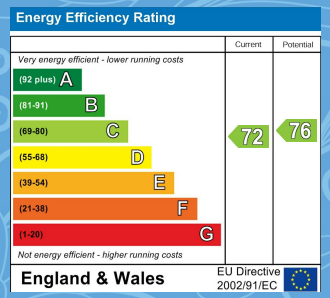

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Clarendon Place, Royal Leamington Spa CV32 5QN

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