ehB RESIDENTIAL

Your Property - Our Business

8, Tanners Courtyard, Off West Street, Warwick

Price Guide £240,000

Forming part of an attractive courtyard development, this charming period conversion offers a rare opportunity to acquire a stylish ground-floor garden apartment in a highly sought-after central Warwick location.

Converted in 2001, the property enjoys its own private entrance and is presented in excellent order throughout. The well-balanced accommodation comprises an inviting hallway, a light and airy open-plan living/dining/kitchen space, a generously proportioned double bedroom, and a modern shower room.

A particular highlight of the property is the delightful private courtyard garden, which provides a peaceful, low-maintenance outdoor space—ideal for relaxing or entertaining.

Perfectly positioned within easy walking distance of Warwick town centre, the apartment is also conveniently located for Warwick Castle and the wide range of cafés, restaurants, and amenities this historic town offers.

Further benefits include an allocated off-road parking space and additional on-street parking for visitors. Energy rating C.

Location

West Street provides a most attractive tree-lined approach to the historic county town centre and also easy access to the A46, junction 15 of the M40 motorway and Warwick Parkway rail station, providing excellent commuter links.

Approach
Through a part-sealed unit double-glazed entrance door into:

Entrance Hall
Wood effect floor, radiator, hat and coat rail space, wall-mounted thermostat control panel, downlighters. Natural wood latched doors to:

Open Living Dining Kitchen
21'3" x 13'8" (6.50m x 4.18m)

Lounge Area
Wall light points, radiator, and a sealed-unit double-glazed window to the front aspect with fitted shutters.

Kitchen Area
A range of matching gloss-fronted base and eye-level units with wood-effect worktops and upstands, incorporating a single drainer sink unit with mixer tap. Integrated appliances include a Bosch electric oven with four-ring gas hob and extractor over, fridge/freezer, washing machine and tumble dryer, along with a pull-out bin and adjacent tall storage unit. The Worcester gas-fired boiler is neatly concealed.

A double-glazed window to the rear aspect overlooks the courtyard garden, while a feature part-glazed roof enhances natural light. A double-glazed casement door provides direct access to the garden.

Double Bedroom

14'5" x 9'7" (4.40m x 2.94m)

A generously proportioned room featuring built-in double-door wardrobes, two radiators, and double-glazed windows to both the front and rear aspects, each fitted with stylish shutters.

Shower Room

A matching white suite comprising WC and vanity unit with wash basin, mixer tap and storage below. A tiled shower enclosure features a Triton shower system and a curved glass double-opening screen. Complementary tiled walls and flooring are finished with a chrome heated towel rail, extractor fan and a window providing natural light.

Courtyard Garden

A charming west-facing courtyard garden, thoughtfully designed with a paved seating area and enclosed by attractive perimeter walls. This private outdoor space is a true highlight of the property, having been beautifully enhanced by the current owners to create a peaceful and private haven, perfect for relaxing or entertaining.

Tenure

We understand the property has a share of the freehold of the management company (Tanners Management Company Ltd), with the original lease being 999 years from 1/1/2001. We understand that no Ground Rent is payable. Service charge of £400 per annum.

Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services

and whilst believing them to be in satisfactory working order cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

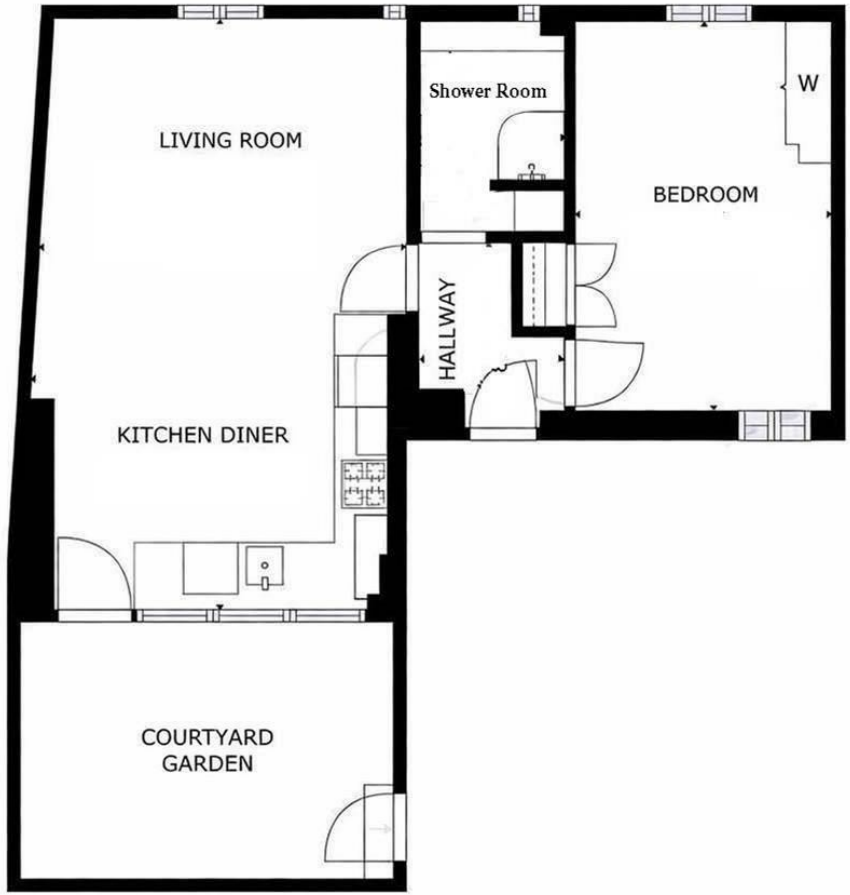
The property is in Council Tax Band "B" - Warwick District Council

Postcode

CV34 6AZ

Parking

Shared off-road parking with an allocated space for the property. There is also on street parking directly outside the property on West Street.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 559 sq. ft, 52 m2, EXCLUDED AREAS:
PATIO: 140 sq. ft, 13 m2
TOTAL: 559 sq. ft, 52 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

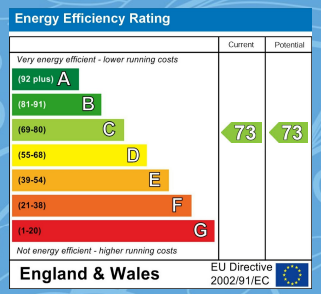
ehB RESIDENTIAL

Your Property - Our Business

Residential Estate Agents •
Lettings and Property Managers •
Land and New Homes Agents •

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.