





A stunning first floor character penthouse duplex apartment, situated in the heart of the historic County Town and ideally located for the principal amenities and cultural attractions in the central area. The accommodation is arranged as follows: Communal entrance hall, private entrance hall, shower room/ wc, office space/ multi purpose room. Stairs leading to first floor- impressive dining area, lounge with views of Warwick Castle, master bedroom with en-suite bathroom, bedroom two, gas heating and secure allocated parking.

FURNISHED.

- Energy Rating E
- Warwick District Council Tax Band E
- Holding Deposit £298
- Deposit £1494

Approach

Approached via an elegant Communal Hallway with pedestrian access onto Jury Street and rear access to a private gated parking approached from Castle Lane. A carpeted staircase rises to:

Communal Landing

High cornice ceiling, sash window overlooking rear elevation and a solid entrance door leads into the:

Entrance Hall/ Multi purpose area

13'7" x 11'5" (4.14 x 3.49)

Radiator, wall mounted entry phone system. Idea for office / multi-purpose area. Mirrored storage cupboards, housing a washing machine and separate tumble dryer.

Shower Room

11'1" x 4'3" (3.37 x 1.30)

White suite comprising pedestal wash hand basin, WC, single shower enclosure with electric shower.

Stairs leading to First Floor

Carpet to floor.



Dining Area

17'10" x 13'9" (5.43 x 4.20)

Spacious dining area, with feature fireplace, intercom to wall, opening onto the lounge -

Lounge

13'9" x 12'9" (4.19 x 3.89)

This room - as views of Warwick Castle. Carpet flooring and under eaves storage.

Bedroom 1

12'3" x 11'10" (3.73 x 3.60)

Double bedroom- with views towards Eastgate. Carpet flooring and under eaves storage.

Kitchen

14'5" x 7'4" (4.40 x 2.24)

Having a modern contemporary range of units, with complementary worktops, inset single drainer sink unit with mixer tap, appliances to include smeg induction hob, microwave and separate oven, dishwasher and fridge freezer. A sash window overlooks Jury Street.

Master Bedroom

18'3" x 13'8" (5.56 x 4.16)

Light and spacious master bedroom, with a range of fitted wardrobes, drawers and lots of under eaves storage. This room also has stunning views of Warwick Castle.

Ensuite Bathroom

8'3" x 9'11" (2.52 x 3.03)

White suite comprising pedestal wash hand basin, WC, large shower enclosure with mains shower, complementary tiled splashbacks, wooden flooring, towel radiator, velux window, and under eaves storage.

Allocated Secure Parking

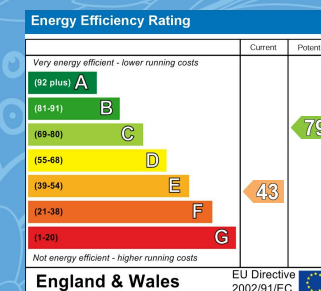
Allocated private parking for 1 car.

Your Property - Our Business

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