



# Nelson Dale, Wharf Street

WARWICK, CV34 5LS

**Nathaniel Cleaver**

The **Leamington Spa** Property Expert





---

**A VERY STYLISH, SPACIOUS &  
CONTEMPORARY DUPLEX APARTMENT  
SITUATED IN EVER POPULAR LOCATION.**

---

**Property at a glance**

Stunning duplex apartment set in popular location

Two great sized double bedrooms

Two en suite shower rooms & downstairs WC

Open plan living / dining room / integrated kitchen

Allocated parking for one vehicle

Brick built balcony off the dining area

Lift access to all floors

Gas central heating and triple glazed

Close to all local amenities, parks, schools, M40, Hospital etc.

EPC Rating – C





This property is situated within a backwater setting, next to the canal and within easy walking distance to Warwick's town centre where there are many shops, bars, bistros, restaurants, and coffee shops. St Nicholas Park is also a short walk away with the river Avon running through it and also the leisure centre with gym and swimming pool included

The Apartment itself is very quirky but also a very light, airy and spacious apartment laid out over two floors and really feels like a house once inside, it also has an allocated parking space to the rear.

In brief the property comprises: light and airy and very welcoming entrance hallway, open plan lounge / kitchen / dining area, the kitchen has white high gloss units and integrated hob, double electric oven with grill, microwave oven, fridge freezer, washing machine and dish washer. It also has a study area and a lovely brick-built balcony straight off the dining area, there is also a convenient downstairs WC and built-in coat / storage cupboard.

Upstairs you have two fairly equal sized large double bedrooms, both with en suite shower facilities, one also benefits from a large built in eaves storage cupboard with access from the en suite, the loft has also been boarded.

The balcony / open plan area and principle bedroom triple glazing benefits from fit to frame blinds.

Further benefits to this property are the fact it is gas centrally heated throughout and has triple glazing as well as lift access to all floors and it is being offered for sale with no onward chain. It is also close to Warwick Castle and Hospital and close to all major road networks including the M40 and A46 as well as being within walking distance to the train station.



---

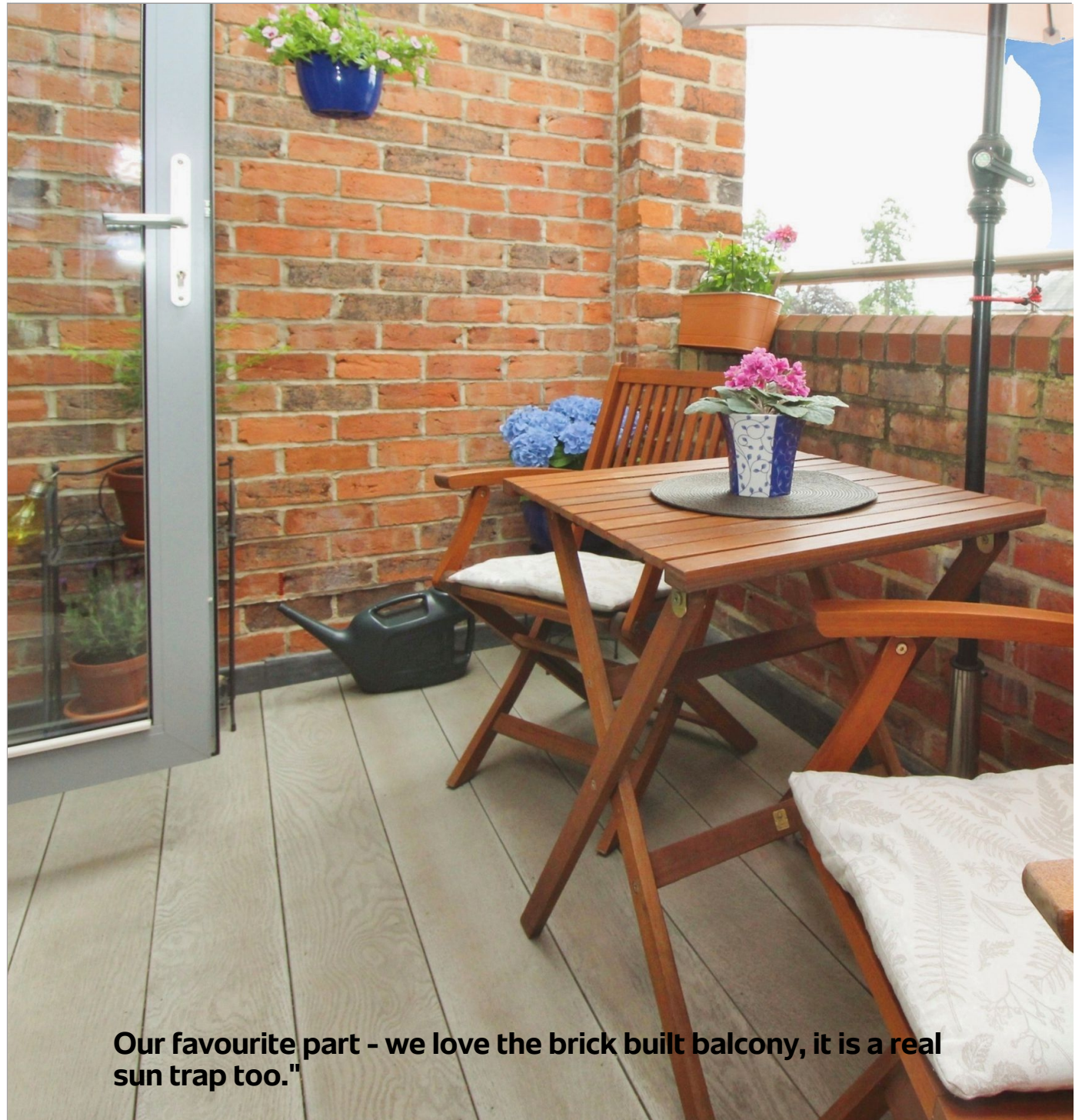
## The Seller's View

---

“We purchased the apartment when it was originally converted nine years ago and have really enjoyed living here. For us it was a really nice combination of modern and traditional as it was a refurbishment of a brick building originally part of the Nelson Works so it has some lovely features such as the brickwork, internal rooflines and so on. It also appealed because it has a unique layout and, as a duplex, gives the features of a house with the convenience of an apartment. This includes plenty of additional storage including the loft which has been boarded out and a useful under eaves storage cupboard.

It is wonderfully bright and spacious, being roughly South facing it catches the sun much of the day and makes the balcony a nice place to sit out on warm days. It is really handy for walking into Warwick and, along the canal, to Leamington.”

---



### Services

Mains water, gas and electric

### Tenure

Leasehold

### Property & Services information

Mobile Coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Broadband is available in the area via fibre optic 30MB average download speed via Openreach or EE.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

### Local Authority & Tax Band

Warwick District Council

Tax band - D

### Viewing Arrangements

Viewing strictly by appointment with sole agent Nathaniel Cleaver - 07793 363210  
nathaniel@thepropertyexperts.co.uk

### Amenities/Distances

Close to all local amenities, schools, parks, Hospital and transport links including the train station.

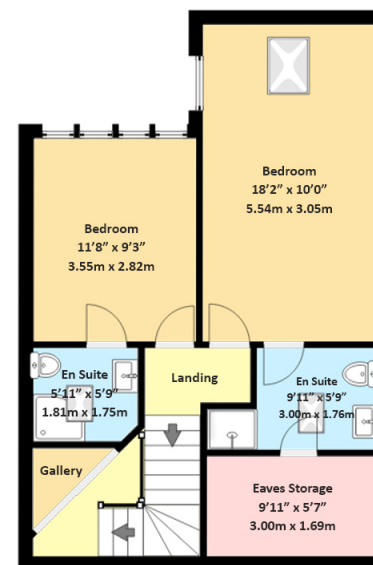


Internal Living Area 1,077 square feet / 100.07 square metres

### Second Floor



### Third Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

### AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

re	Energy rating	Current	Pote
	A		
1	B		
0	C	71 C	71
8	D		
4	E		
8	F		
	G		

---

# About the Area

---

## Warwick

Warwick is a town on the River Avon, in England's West Midlands region. It's known for the medieval Warwick Castle, founded by William the Conqueror. The Collegiate Church of St. Mary has a tower with city views and a Norman crypt. The timber-framed buildings of 14th-century Lord Leycester Hospital cluster by the city's West Gate. The St. John's House Museum is housed in a Jacobean mansion with gardens.



---

## Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.



---

# Nathaniel Cleaver

The **Leamington Spa** Property Expert

📞 07793 363210

🌐 [thepropertyexperts.co.uk](http://thepropertyexperts.co.uk)

✉ [nathaniel@thepropertyexperts.co.uk](mailto:nathaniel@thepropertyexperts.co.uk)

---

## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

---

*So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .*

*From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.*

*The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .*

*Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.*



Scan QR code to  
to follow me on  
social media

