



Connells

Swan Court Swan Street
Warwick

Swan Court Swan Street Warwick CV34 4BJ

for sale offers over
£300,000



Property Description

Situated in the heart of historic Warwick, this beautifully presented two-bedroom apartment at Swan Court offers stylish, light-filled living in an exceptional central location.

The property boasts a spacious open-plan lounge with a Juliet balcony, allowing natural light to flood the living space and creating a bright, welcoming atmosphere.

The contemporary kitchen is tastefully designed and finished to a high standard, perfect for both everyday living and entertaining.

The main bedroom benefits from its own private ensuite and balcony, providing a peaceful retreat. A second good sized bedroom and additional bathroom complete the accommodation, making this an ideal home for professionals, couples, or investors.

Elegantly decorated throughout, this apartment can also be purchased fully furnished, offering a perfect turnkey opportunity.

Perfectly located, the apartment is just a short walk from Warwick train station, with easy access to local amenities, historic landmarks including Warwick Castle, and picturesque church views.

Entrance Hall

Boiler cupboard, cupboard with hanging space and wood flooring.

Open Plan Lounge/Kitchen/Diner

24' 10" x 14' 6" (7.57m x 4.42m)

Lounge

Juliet balcony, wood flooring.

Kitchen

Fitted with a range of wall and base units with work surface over, built in dishwasher, new washer dryer, cooker, hob and extractor fan. Wood flooring and window to rear.



Bedroom One

14' 4" x 12' 2" (4.37m x 3.71m)

Window to rear with balcony, ceiling fan, fitted wardrobe and wood flooring.

Ensuite

Window to rear, tiled flooring, rainshower over bath, tiled surround, WC and wash hand basin.

Bedroom Two

9' 8" x 8' 3" (2.95m x 2.51m)

Window to rear.

Bathroom

Shower, WC, wash hand basin, tiled flooring.

Parking

Option to purchase a parking permit from Warwick Council for £25 per annum (correct as of July 2026)

Vendors Notes

All blinds and Electric on timers.

Heating is on the hive system.

FURNITURE INCLUDED AS ONLY 1 YEAR OLD.

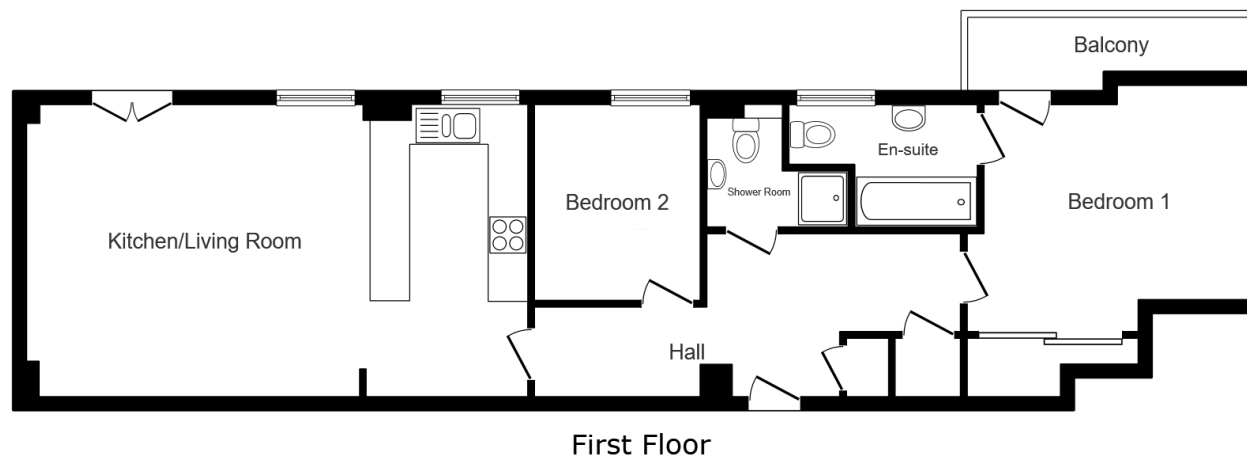
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

To view this property please contact Connells on

T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

EPC Rating: B Council Tax
 Band: C

Service Charge:
 1775.40

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107472

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WAR107472 - 0004