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7, Wharf Court, Wharf Street, Warwick

£1,200 Per Month



A spacious and well presented two double bedroomed second floor converted apartment set in this canal side development benefiting from en-suite and two covered parking spaces.

Briefly Comprising;

Communal entrance foyer, communal entrance hallway with individual post boxes and staircase to second floor landing, private entrance hallway with cloaks/airing cupboard, large open plan kitchen/dining/living with French doors to Juliet balcony overlooking the canal, kitchen area with fitted appliances, large master double bedroom with en-suite white shower room, further double bedroom, white main bathroom, electric heating, double glazing, two undercroft covered allocated tandem parking spaces.

Wharf Court

Was converted recently to provide a number of one and two bedroomed apartments. This particular apartment enjoys a second floor position with canal to the rear and a Juliet balcony to the living room. The property is well proportioned with a large open plan living/dining/kitchen and two covered parking spaces.

The Property

Is approached via a communal entrance foyer, with entry phone point, doorway through to...

Communal Hallway & Staircase

Rising to second floor landing, personal door to the apartment, giving access to...



L-Shaped Entrance Hallway

With a number of light points to ceiling, entry phone point, dimplex electric wall heater, door to airing/storage cupboard with insulated hot water cylinder with hanging rail over.

Open Plan Living/Dining/Kitchen

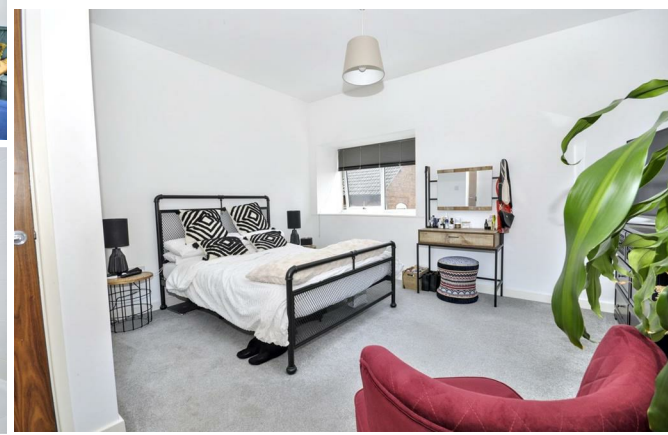
23'5" overall (7.14 overall)

Being open plan and yet forming two distinctive areas.

Kitchen Area

8'3" x 6'2" (2.51 x 1.88)

With a range of white high gloss fronted wall and base units with contrasting wood block look working surface over, tiled splash backs, inset stainless steel sink drainer unit with mixer tap, inset four point Whirlpool electric hob



with Whirlpool stainless and glazed oven below and stainless filter hood over, integrated fridge and freezer, free standing washer dryer, and integrated Whirlpool dishwasher, hard wood flooring extending through into...

Dining/Living Area

11'9" expanding to 13'11" into recess x 16'11" (3.58 expanding to 4.24 into recess x 5.16)
With two dimplex electric wall heaters, twin light points to ceiling, TV aerial point, two large upvc double glazed French doors to Juliet balcony overlooking the canal to the rear.

Bedroom One

13'8" max x 13'11" max (4.17 max x 4.24 max)
With upvc double glazed window to front elevation, dimplex electric heater, TV aerial point, door to...

En-Suite Shower Room

Fitted with a low level WC, pedestal wash hand basin, double shower with glazed sliding screen, wall mounted shower and control, splash back tiling throughout, chrome electric towel rail and tiled floor, built in mirror and mirrored wall cabinet.

Bedroom Two

7'6" x 14'0" (2.29 x 4.27)
With upvc double glazed window, dimplex electric heater, TV aerial point.

Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with wall mounted

shower and control over, glazed shower screen, fully tiled walls and floor with inset mirror and chrome electric radiator towel rail and mirrored wall cabinet.

Outside

There are two allocated parking spaces in tandem situated in the covered undercroft car park on the ground floor, which are the last two spaces on the right as you enter.

Wharf Court.

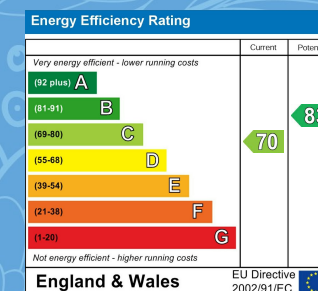
Wharf Street
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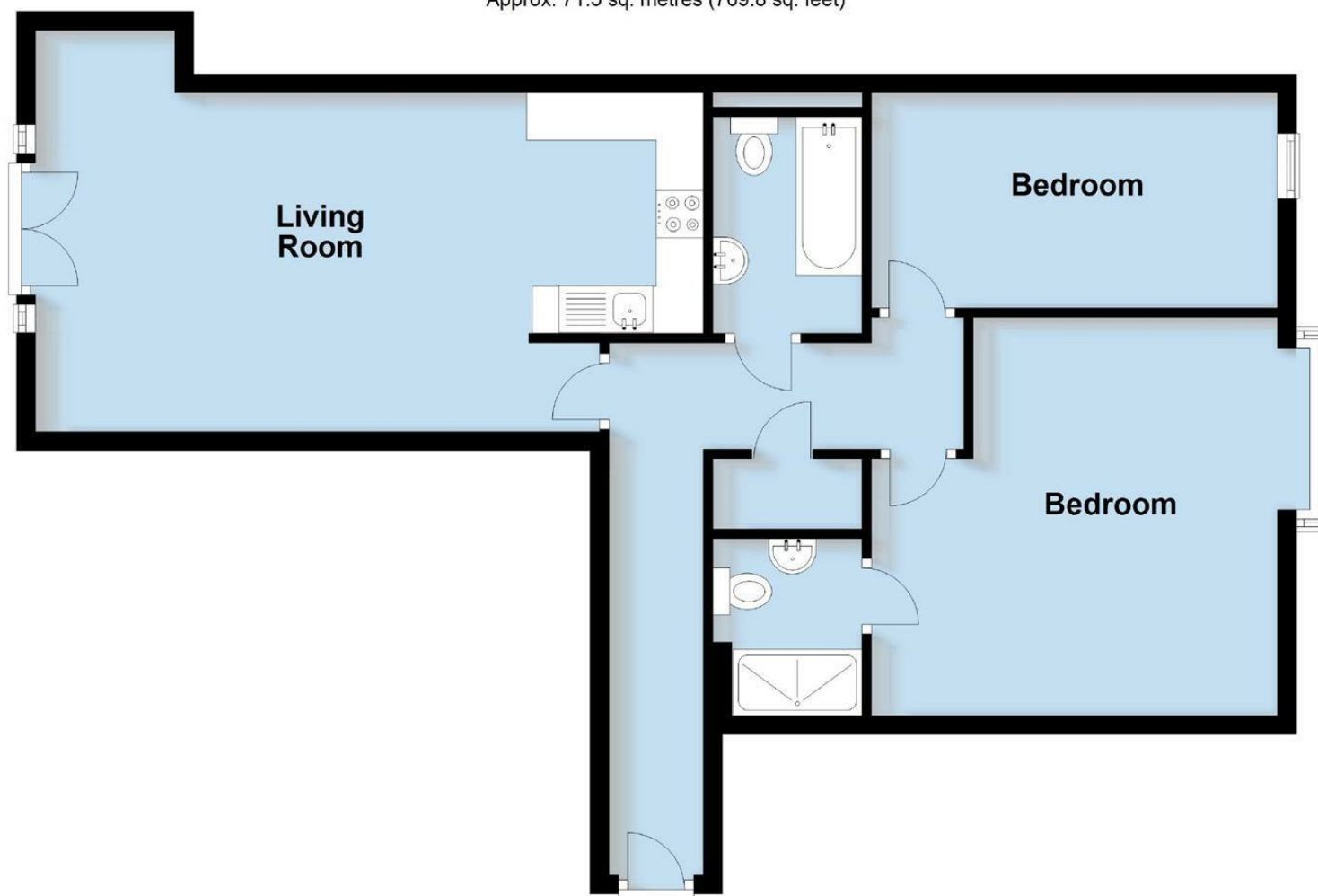
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Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

Second Floor

Approx. 71.5 sq. metres (769.8 sq. feet)



Total area: approx. 71.5 sq. metres (769.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact