

Charles Court

CHARLES COURT
15 Charles Street
Part 1: 18 units
Part 2: 18 units

Charles Court, 15 Charles Street, Warwick

**Price Guide
£199,500**



This beautifully renovated, first-floor two-bedroom flat in Charles Court has been comprehensively modernised throughout, offering stylish, contemporary accommodation finished to a high standard.

Improvements include new insulation to the external walls, new double-glazed windows throughout, a modern fitted kitchen with a breakfast bar and new appliances, and a newly installed bathroom suite.

The property is offered for sale with no upward chain, making it an ideal opportunity for first-time buyers, downsizers or investors.

Early viewing is highly recommended.

Location

Ideally positioned on Charles Street near the heart of Warwick. Charles Court offers convenient access to the town centre, local amenities and transport links.

Approach

Entrance door to communal entrance hallway with stairs up to the first floor. Communal hallway leading to the front door

Entrance

Through the wooden glazed entrance door leading to:

Hallway

With doors to the bathroom, two bedrooms, living room, and breakfast kitchen, a storage cupboard housing Tempest stainless hot water cylinder

Lounge

12'9" x 11'11" (3.91m x 3.65m)

Feature panelled wall with focal fireplace, electric panel heater, large double glazed windows to the side aspect overlooking the communal gardens

Fitted Breakfast Kitchen

10'0" x 8'6" (3.06m x 2.6m)

A range of base and eye-level gloss white units with a composite worktop and splashbacks, an integrated electric oven and grill with a matching 4-ring induction hob with a glass splashback, and a hidden extraction unit above. Breakfast bar, integrated washer-dryer and integrated slimline dishwasher, double-inlet stainless-steel sink with chrome mixer tap. Space for freestanding fridge freezer



Bedroom One

12'0" x 10'9" (3.66m x 3.3m)

Mirrored double-door, floor-to-ceiling wardrobe, panelled feature wall, electric panel heater, double-glazed window; windows facing the side aspect.

Bedroom Two

12'1" x 8'4" (3.69m x 2.55m)

Mirrored double door, floor-to-ceiling height wardrobe, electric panel heater, double-glazed windows facing the rear aspect

Bathroom

Pedestal hand wash basin with chrome mixer tap and built-in storage below, low flush WC, panel bath with shower attachment and chrome mixer taps, privacy double-glazed window to the rear aspect

Communal Gardens and Parking

Charles Court offers residents communal parking located at the front and side, as well as well-maintained gardens located to the rear.

Garage

17'8" x 7'10" (5.4m x 2.41m)

Up-and-over door

Services

All mains services are understood to be connected to the property, except for gas. 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, we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

Tenure

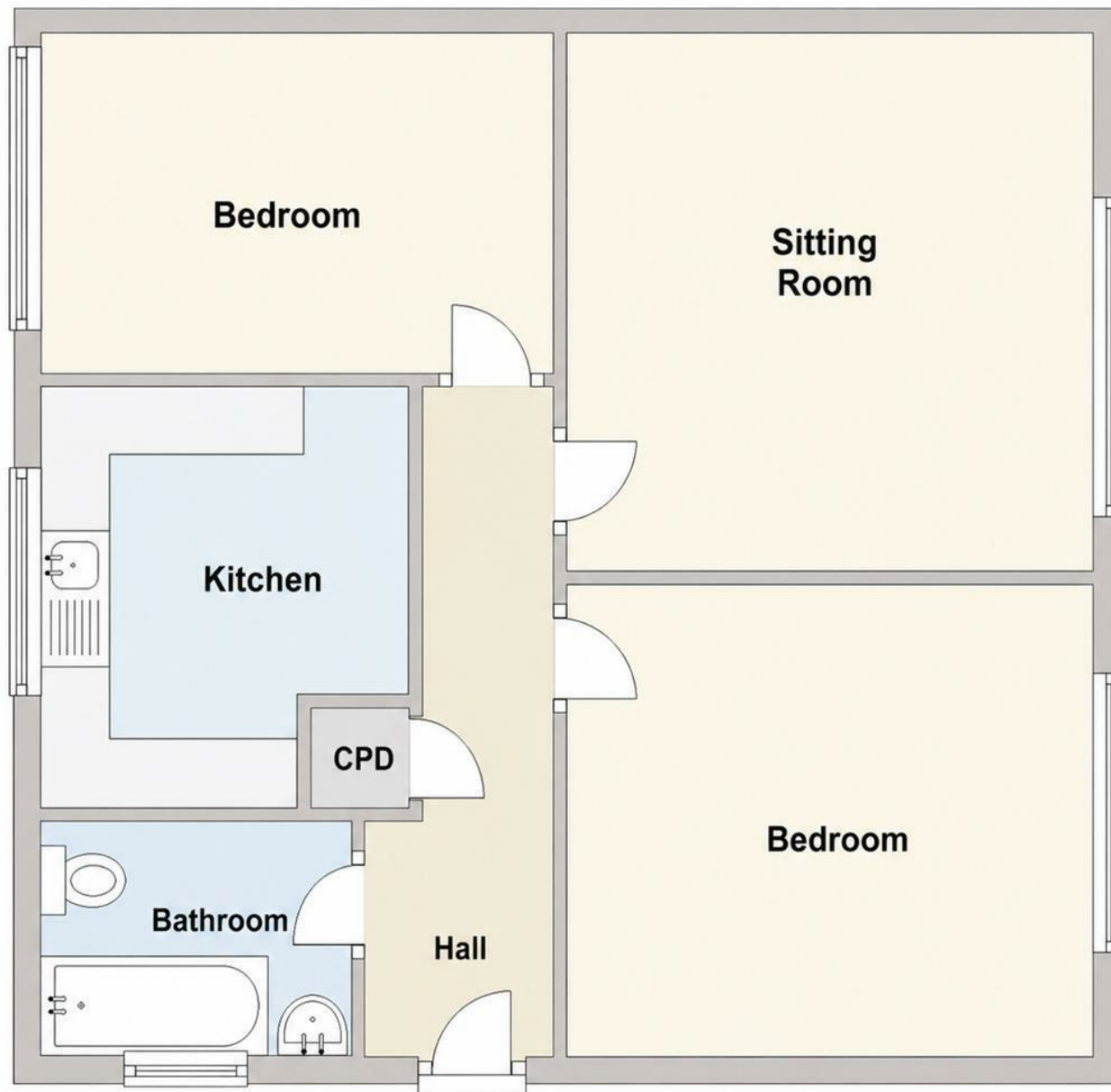
The property is understood to be a share of freehold, although we have not inspected the relevant documentation to confirm this. It benefits from a 938-year lease, with an annual service charge of £1,440 and a peppercorn ground rent.

Council Tax

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

Postcode

CV34 5LE

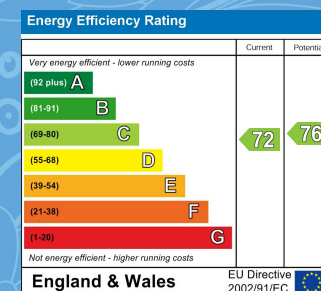


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