





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. Energy rating: C.

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

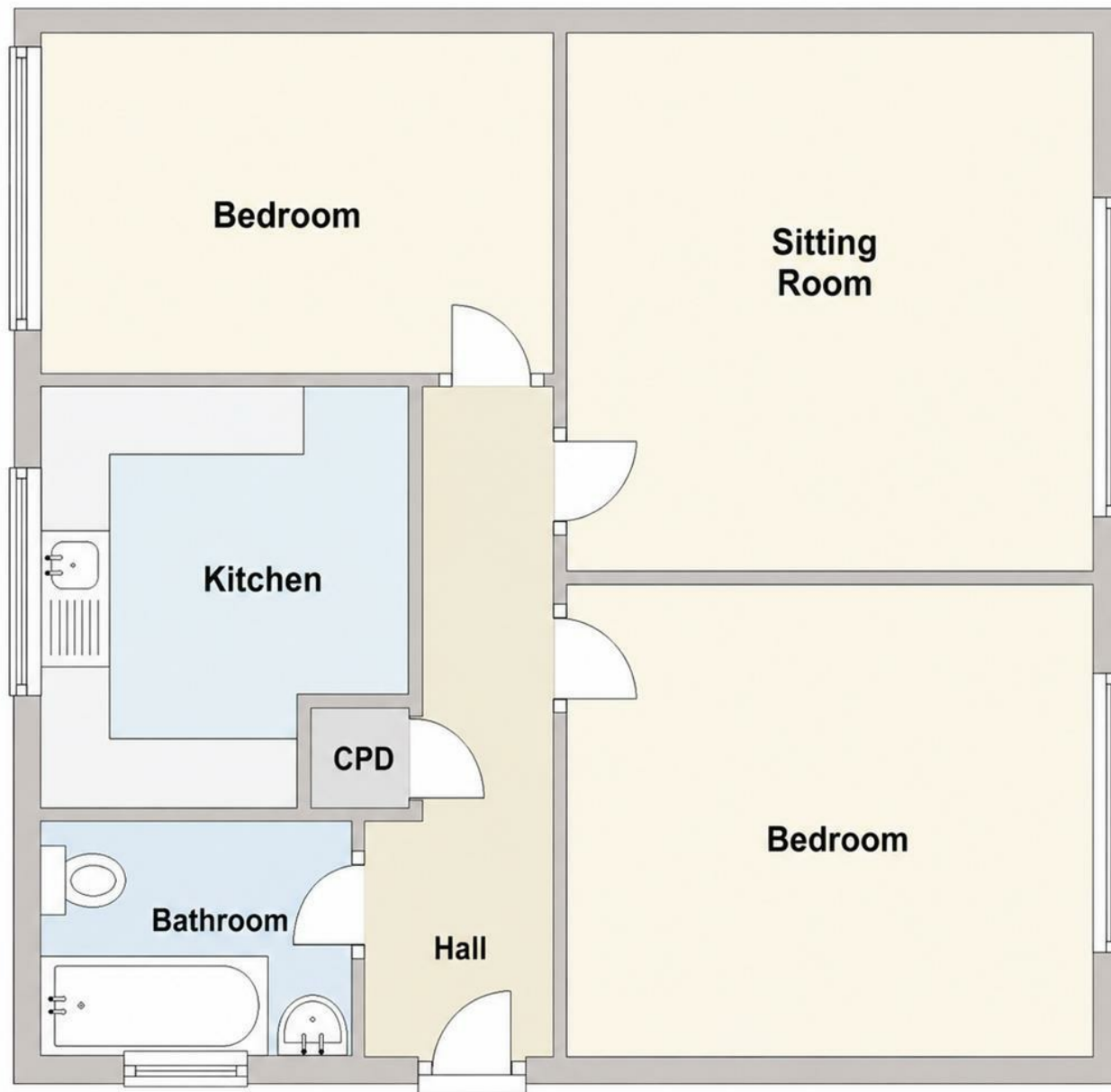
The property is understood to be a share of freehold, although we have not inspected the relevant documentation to confirm this. It benefits from a 938-year lease, with an annual service charge of £1,440 and a peppercorn ground rent.

Council Tax

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

Postcode

CV34 5LE

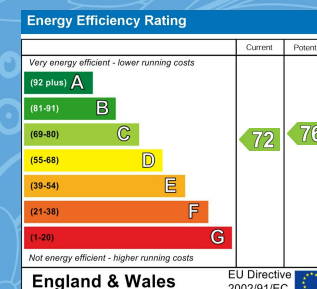


Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com



Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.