

The logo for ehB Residential, featuring the lowercase letters 'eh' in a dark blue font followed by a large, bold uppercase 'B' in the same color. Below this, the word 'RESIDENTIAL' is written in a smaller, dark blue, all-caps sans-serif font.

ehB  
RESIDENTIAL

Your Property - Our Business



8, Knights Court, Warwick

Price Guide  
£239,000



**TOP FLOOR APARTMENT WITH SOUTH FACING BALCONY AND DIRECT VIEWS OVER THE RACE COURSE AND BEYOND AND NO UPWARD CHAIN..** The property offers a reception hall, an attractive sitting room with a balcony and wonderful views, a dining kitchen, two bedrooms and a bathroom. Outside, there is an allocated parking space. The property is being offered with no onward chain.

Knights Court is a small, highly regarded development of apartments nicely located at the end of Linen Street and adjacent to Warwick Race / Golf Course. The historic county town centre is within a couple of minutes' walk. Great place to live and also an ideal buy-to-let investment.

#### **Location**

Knights Court is located at the base of Linen Street, occupying a true town centre location within a comfortable walk of all amenities within this historic market town and in the opposite direction to the Warwick Racecourse. Located near the Warwick bus terminal, offering routes throughout the Midlands, and a short drive to the A46/M40 make it accessible for commuters.

#### **Communal Entrance Hall**

Through the secure doors to the property, a carpeted entrance hall, and stairs to the first-floor landing.

#### **First floor hallway**

#### **Approach**

Through the secure entrance door:

#### **Inner Hallway**

Airing cupboard offering ample storage space and doors to:

#### **Sitting Room**

17'3" x 11'11" (5.26 x 3.63)

Creda storage heater. Coving to the ceiling. Full height double glazed windows and door allowing access to the balcony with wrought iron railings.

#### **Balcony**

South West facing balcony allowing uninterrupted views over Warwick Racecourse



### Dining Kitchen

11'7" x 15'1" max under eaves. (3.53m x 4.60m max under eaves.)

A range of base and eye-level birch fronted units with a complementary granite effect worktop and tiled splashback. Single inlet stainless steel sink with a drainer inlet and mixer tap. Integrated electric oven and grill, inset ceramic 4-ring hob with hooded extraction unit above. Storage heater, double glazed window facing the rear aspect overlooking the Warwick Racecourse.

### Bedroom One

9'10" x 10'9" including the dormer recess. (3.00 x 3.28 including the dormer recess.)

Two built-in cupboards offering ample storage space, double-glazed windows to the front aspect, electric heater.

### Bedroom Two

9'3" x 10'9" including the dormer recess (2.84 x 3.28 including the dormer recess)

Two built-in cupboards offering ample storage space, double-glazed windows to the front aspect, electric heater.

### Bathroom

Modern white 3-piece suite. Shaped panelled bath with shower attachment, rail and splash curtain. Pedestal wash hand basin. Low-level W.C. Enclosed tiled splashbacks with fully tiled shower area. Creda fan heater. Heated towel rail. RDL extractor fan.

### Outside

The property affords one allocated parking space, and access to the Warwick Racecourse.

### Tenure

We believe the property to be a share of freehold. The Purchaser is advised to obtain verification from their legal advisers. The lease is 125 years from January 2004. The current service charge is circa £1116 per annum with a peppercorn ground rent.

### Council Tax

Warwickshire District Council Band C

### Post code

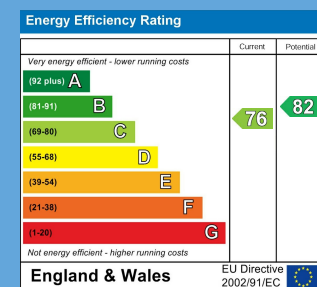
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