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27 Neville Court, Castle Lane, Warwick

Price Guide
£275,000



This spacious, Grade II-listed, two-bedroom ground-floor apartment forms part of a popular development in the heart of this vibrant market town. The accommodation is arranged as follows: Secure Communal reception hall serving this apartment and the first floor only, private entrance hall, generous living room, fitted kitchen, master bedroom with en-suite shower room, main bathroom, gas heating and secure allocated parking. NO UPWARD CHAIN. Energy rating D.

Location

This spacious, two-bedroom, ground-floor apartment is part of an exclusive development located less than 100 meters from Warwick Castle in the heart of Warwick town centre, with access to Jury Street.

Warwick has a variety of shopping, cafés, restaurants, and

recreational facilities, including nearby St Nicholas Park and Priory Park, with the River and Canal network also within easy reach. There are many clubs and societies in Warwick, and coupled with the excellent facilities, this ensures a thriving community suitable for all ages. Commuting is easy, with regular trains from nearby Warwick Station, Warwick Parkway, and Leamington Spa to London Marylebone. The motorway network is easily accessible, with junction 15 of the M40 2.5 miles to the south of the town, giving access to Birmingham and the north, and London and the south. Birmingham International Airport is approximately a 30-minute drive away.

Communal Entrance

A solid entrance door leads to the communal entrance lobby shared with one other apartment, and door to :

Entrance hallway

Having two storage cupboards and doors to:

Living Room

23'1" x 16'0" (7.04 x 4.88)

This spacious room has three radiators, downlighters, and French doors that provide access to the communal grounds and car park.

Fitted Kitchen

16'0" x 7'4" (4.87 x 2.24)

Having a comprehensive range of matching wood fronted base and eye level units with single drainer sink unit with mixer tap, complementary work surfaces, and tiled splashbacks, built in electric oven with four ring electric hob, extractor unit over, integrated fridge freezer, dishwasher, washer machine, cupboard housing the boiler, tiled floor and radiator,

Master Bedroom

16'0" x 10'4" (4.87 x 3.15)

Having carpet flooring, central heating radiator, and walk in wardrobe, and door to :-





Ensuite Shower Room

4'3" x 9'7" (1.30 x 2.91)

Having a white suite comprising low level wc, pedestal wash hand basin, tiled shower cubicle with Mira shower, extractor fan, central heating radiator, double glazed window.

Double Bedroom Two

15'7" x 7'6" (4.74 x 2.28)

radiator, and double-glazed sash windows.

Main Bathroom

12'10" x 7'3" (3.91 x 2.20)

Having white suite, comprising bath with mixer tap, pedestal wash hand basin, low level w.c., tiled splashbacks, tiled floor, central heating radiator, extractor fan and downlighters.

Outside

Allocated parking space, communal grounds and secure gated entrances

Tenure

The property is Leasehold with a term of 999 years commencing on 1st January 2000. The current annual service Maintenance Charge is approximately £3,526.72, with a peppercorn ground rent. The agent has not checked the legal status to verify the property's Leasehold status. The purchaser is advised to obtain verification from their legal advisors.

Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst we believe them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

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

Post Code

CV34 4EZ

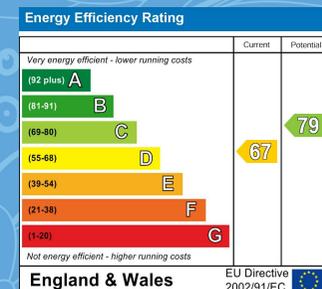


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