



**22, Neville Court, Warwick**

**£1,100 Per Month**



A well presented, modernised two bedroom ground floor apartment in a desirable and secure gated development in Warwick Town Centre offering excellent accommodation comprising : communal entrance hall, private hall, delightful living room with french doors to shared garden area, comprehensively fitted kitchen, newly refitted bathroom, master bedroom with fitted wardrobes and en suite shower, double bedroom, and allocated parking space.

UNFURNISHED

NO PETS

AVAILABLE from May

#### Communal Entrance Hall

Main entrance door with entryphone system, leading to communal entrance hall and door to :

#### Private Reception Hall

Having central heating radiator, entryphone and doors to :

#### Sitting/Dining Room

16'10" max x 11'7" max (5.13 max x 3.53 max)  
Having feature fireplace with wood surround and tiled hearth, two central heating radiators, tv point, spotlights to ceiling, double glazed sash window to



the rear and double glazed french doors leading to the communal rear garden.

#### Fitted Kitchen

15'6" x 6'7" min (4.73 x 2.00 min)  
Having a tiled floor, and being comprehensively fitted with a range of wooden base units and wall cupboards including a dresser unit, with integrated Zanussi oven, four ring Zanussi electric hob and extractor fan above, integrated fridge freezer and washing machine, with complementary work surfaces, tiled splashbacks and sink unit. There is a double glazed sash window to the front, spotlights to ceiling, and central heating radiator.



### Master Bedroom

11'4" x 8'11" (3.46 x 2.73)

Having a central heating radiator, one double and two single fitted wardrobes with hanging space and shelving, double glazed sash window to the front aspect and door to :

### En Suite Shower Room

Having white suite with wide, fully tiled shower cubicle, with Mira shower unit and folding glazed shower screen, low level wc and pedestal wash hand basin, light with shaver point, glass display shelf, mirror, central heating radiator and double glazed sash window to the front aspect.

### Double Bedroom 2

11'7" x 9'8" (3.54 x 2.95)

Having central heating radiator and double glazed sash window to the rear aspect, door to boiler cupboard and fitted single wardrobe.

### Bathroom

Having a newly fitted white suite comprising panel bath, with shower head fitment and folding glazed shower screen, pedestal wash hand basin and low level wc, glass display shelf and mirror, tiled floor, and part tiling to walls.

### Outside

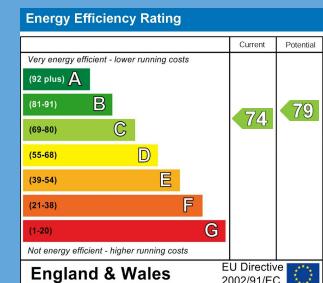
There is a communal courtyard garden to the rear

of the property for the use of this apartment, with table and chairs. There is one allocated parking space, and pedestrian and vehicular gated access.

Application – Prior to submitting an application all prospective tenants are required to view the property in person due to high volumes of interest. An online viewing is not sufficient for application purposes.

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