





Spacious two-bedroom top-floor flat with a southwest-facing balcony, offering delightful views over St John's House, St Nicholas Church, and Warwick Castle. Located in a popular residential area close to excellent amenities, including Warwick rail station, the hospital, and local shops, and just a short walk from the historic town centre. Energy rating F

Location

St John's Court occupies a highly convenient position with excellent local amenities including a range of shops at St Johns and Coten End, St Nicholas and Priory Parks, railway station, hospital, and is within a few minutes walk of the historic county town centre.

Communal Entrance

Security entry system. Staircase to the second (top) floor landing.

Approach

Through solid entrance door with spy hole into:

Entrance Hall

Wall-mounted Creda storage heater, entry-phone system, built-in Airing/Linen Cupboard. Doors to:

Living Room

15'3" x 12'5" (4.67m x 3.79m)

Wall-mounted storage heater, focal point fireplace with inset electric fire, double-glazed window, and casement door to:

External Balcony

Enclosed by metal railings with elevated views over St. Johns House and beyond.

Fitted Kitchen

10'4" x 8'3" (3.15m x 2.54m)

Have a range of matching base and eye level units with complementary worktops, ceramic single drainer sink unit with brass mixer tap. Zanussi electric oven with extractor unit over, space and plumbing for washing machine, tall storage unit, space for upright fridge/freezer, and a double-glazed window to the rear aspect.



Bedroom One

10'11" x 10'11" (3.34m x 3.33m)

Built-in full-height sliding door wardrobes, wall-mounted storage heater, and a double-glazed window to front aspect.

Bedroom Two

8'11" x 8'7" (2.74m x 2.63m)

Wall-mounted storage heater and a double-glazed window to the rear aspect.

Bathroom

White suite comprising bath with Triton shower system over and folding shower screen. WC, pedestal wash

hand basin, fully complementary tiled walls, ceiling light, and shaver point, wall-mounted electric fan heater, and a double-glazed window to the rear aspect.

Outside

Well-maintained communal gardens. Residents' parking areas.

Single Garage en-bloc

Up and over door.

Tenure

The property is LEASEHOLD, currently held on a new long lease of circa 169 years. SERVICE CHARGE: Currently circa £1,679.94 per annum, with no ground rent following the lease extension.

Services

All mains services are understood to be connected with the exception of 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 warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

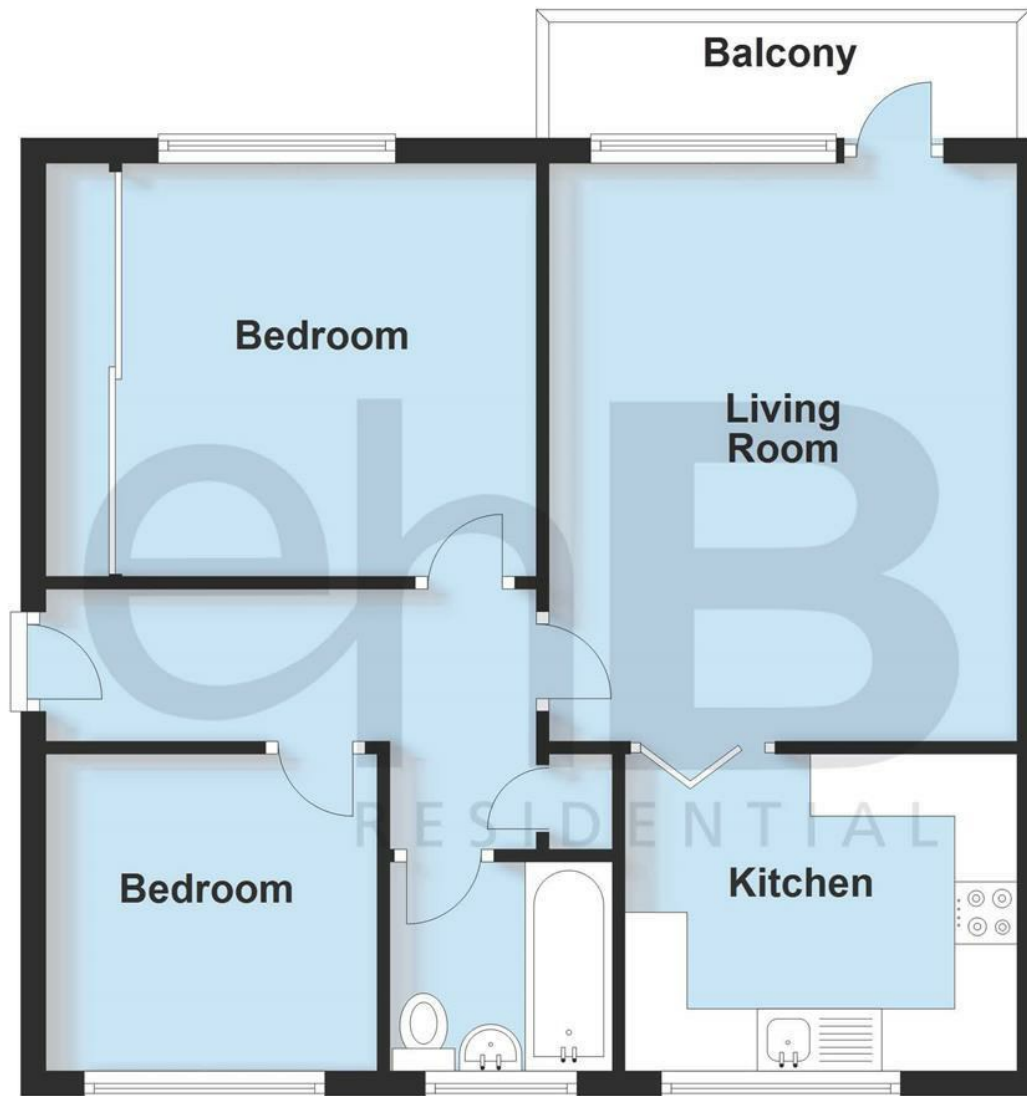
The property is in Band "B"

Postcode

CV34 4NJ

Second Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



Total area: approx. 56.2 sq. metres (604.6 sq. feet)

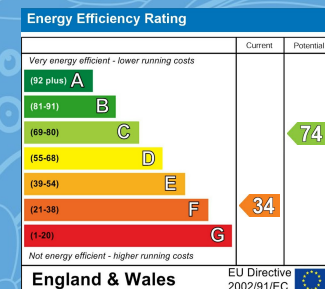
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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