





A spacious penthouse-style apartment combining modern living with charming original features, ideally positioned within walking distance of Warwick town centre.

The standout open-plan breakfast kitchen/living/dining room offers an impressive, sociable space, enhanced by exposed timber beams and feature brickwork, creating a warm, characterful feel throughout.

There are two well-proportioned double bedrooms, including a principal bedroom with an en suite, as well as a main bathroom.

Energy Rating D.

Location

This impressive top-floor apartment is situated in a highly convenient location for all the many facilities that Warwick has to offer, including shopping, entertainment, transport, and excellent state and private schooling.



Communal Entrance

Through a secure communal entrance door with an entryphone system into the communal hall and stairs which rise to the top floor and apartment 3.

Approach

Through a solid entrance door into:

Reception Hall

Wood finish floor, wall-mounted electric panel heater, wall-mounted entryphone system. Built-in eye-level double-door storage cupboard,





downlighters, and access to the roof space, with a loft ladder providing ample storage. Doors to both bedrooms and the main bathroom. Opening to:

Impressive Open-Plan Living/Dining/Breakfast Kitch

20'7" x 19'11" (6.29m x 6.08m)

A striking open-plan living space defined by a vaulted ceiling with exposed timber beams, creating an impressive sense of volume and character. The room is beautifully arranged to incorporate a generous sitting area centred around a

contemporary feature fireplace with mounted television, complemented by a separate dining space with bespoke-style table and seating. Matching wood finish floor, high Apex ceiling with exposed roof truss and beams, wall lights. Two electric panel heaters, two uPVC double-glazed sash-style windows to the front aspect, and a double-glazed window to the rear aspect. Exposed brickwork to one wall, making a perfect media wall with a wall-mounted electric fire and display shelving to the chimney alcove.

Kitchen Area

12'8" x 5'3" (3.87m x 1.62m)

Range of white gloss fronted base and eye level units, granite worktops and upstands which extend to form a breakfast bar area, an inset stainless steel sink unit with mixer tap. Integrated fridge/freezer, integrated dishwasher and space and plumbing for a washing machine.





Bedroom One

12'8" x 11'9" (3.87m x 3.59m)

Wall-mounted electric panel heater and double-glazed inward-opening double doors to the rear with Juliette-style balcony. Door to:

En-Suite Shower

White suite comprising WC with a concealed cistern, adjacent storage cupboard and display area over with a vanity mirror. Wash basin with storage cupboards below and a mirror, chrome heated towel rail, downlighters and a tiled floor.

Wide tiled shower enclosure with shower system and extractor fan.

Bedroom Two

12'0" x 9'9" (3.67m x 2.99m)

Wall-mounted electric panel heater with a double-glazed window to the front aspect.

Main Bathroom

8'7" x 6'11" (2.62m x 2.11m)

White suite comprising a corner bath with mixer tap and shower attachment. A stylish vanity unit

provides useful storage beneath a countertop with an inset wash hand basin, complemented by a low-flush WC. There is also a large tiled shower enclosure with a shower system and a glazed shower door, a heated towel rail, an extractor fan, downlighters, a tiled floor and a double-glazed sash-style window.

Tenure

We understand the property is leasehold, with a 999-year lease commencing on the 30th of June 2016. We understand there is a service charge of



£1,750 per annum, which incorporates the Ground Rent. We understand the property comes with one share in the management company called West Rock & Saltisford (Warwick) Ltd, which owns the freehold.

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.

Council Tax

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

Postcode

CV34 4SG



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Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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