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RESIDENTIAL

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22, Neville Court, Warwick

**Guide Price
£274,000**



This two-bedroom ground-floor apartment forms part of a popular gated development in the heart of this vibrant market town. The accommodation comprises: communal entrance hall, private hall, living room with French doors to a shared communal garden area, breakfast kitchen, bathroom, master bedroom with fitted wardrobes and an en suite shower and an allocated parking space. NO UPWARD CHAIN. Energy rating C.

Location

This two-bedroom, ground-floor apartment is situated in the middle section of this 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 Hall

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

Private Reception Hall

Having a radiator, wall-mounted entryphone and doors to :

Sitting/Dining Room

16'10" max x 11'7" max (5.13 max x 3.53 max)

Having a mock fireplace with a wooden surround and tiled hearth, two radiators, spotlights to the ceiling, a 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 oven, electric hob and extractor fan above, integrated fridge-freezer and washing machine, with complementary work surfaces, tiled splashbacks and a sink unit. There is a double-glazed sash window to the front, spotlights to the ceiling and a radiator.



Master Bedroom

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

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

En Suite Shower Room

Having a white suite comprising a wide, fully tiled shower cubicle with Mira shower unit and folding glazed screen, low-level WC and pedestal wash-hand basin, a radiator and a double-glazed sash window to the front aspect.

Double Bedroom Two

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

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

Bathroom

Having a white suite comprising bath, 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-tiled walls.

Outside

There is a communal courtyard garden to the rear of the property for the use of this apartment. There is one allocated parking space and gated pedestrian and vehicular access.

Tenure

The property is Leasehold with a term of 999 years commencing on 1st January 2000. The current annual service Maintenance Charge is approximately £2,422.00 PA, 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 Band "D" - Warwick District Council

Postcode

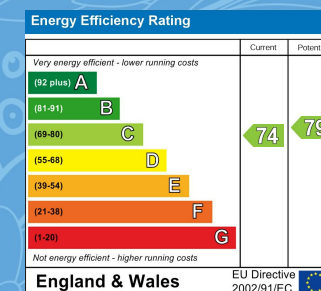
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