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1, Tanners Courtyard, West Street, Warwick

Price Guide £275,000

1Tanners Courtyard is a converted period property forming part of a small courtyard development, convenient for the centre of Warwick. The property enjoys the following: Delightful sitting room with spiral staircase to first floor, spacious dining/kitchen, two good bedrooms, modern shower room, gas heating and allocated parking. It's the perfect location and a lock-up-and-go property. No upward chain. Energy rating E.

Location

West Street provides a most attractive tree-lined approach to the historic county town centre and also easy access to the A46, junction 15 of the M40 motorway and Warwick Parkway rail station, providing excellent commuter links. A wide range of shops, cafés and restaurants are within easy reach, along with the medieval Warwick Castle and its beautiful grounds.

Warwick offers an excellent blend of day-to-day amenities and leisure facilities, whilst remaining highly accessible for commuters. Regular train services run from Warwick, Warwick Parkway and Leamington Spa to London Marylebone (with journey times from around 90 minutes) and Birmingham. The M40 is also conveniently accessible via Junctions 13, 14 and 15, providing links to London, the Midlands and beyond.

Approach

Through entrance door into:

Entrance Area

With coir mat and two steps down to:

Sitting Room

14'2" x 11'0" (4.33m x 3.36m)

Chimney breast with a raised gas coal effect fire with tiled hearth and brick inlay and arch. Exposed ceiling and wall beams, secondary glazed window to front aspect with fitted shutters, wiring for wall lights and a feature cast iron spiral staircase rising to First Floor. Opening to:

Dining Kitchen

13'1" x 11'11" (3.99 x 3.64)

Having a range of matching limed oak base and eye-level units, glazed display cabinets, complementary worktops and splashbacks with an inset single drainer sink unit and rinse bowl. Built-in electric oven and four-ring gas hob with a concealed extractor unit over. Space for dishwasher and washing machine, integrated fridge/freezer, radiator, wall beams, downlighters and a sealed unit double glazed window to side aspect with fitted shutters.

First Floor Landing

Radiator, exposed timbers, sealed unit double glazed window to side aspect, wiring for wall lights, built in deep storage cupboard. Doors to:

Bedroom One

13'7" x 9'6" (4.15 x 2.90)

Ceiling beam, radiator, single door wardrobe, TV aerial point, telephone point, wiring for wall light and a .sealed unit double glazed bay window with secondary glazing to the front aspect.

Bedroom Two

14'0" x 8'2" (4.27 x 2.49)

Wiring for wall lights, radiator, double door deep wardrobe, which accommodated the gas-fired boiler and a sealed unit double glazed window to the side aspect.

Shower Room

Having a modern white suite comprising WC, wash hand basin with white high gloss storage cupboard below. Corner tiled shower enclosure with Mira Spirit shower and curved glass shower screen. Complementary tiled splashbacks, tiled floor with underfloor heating, shaver point, radiator, downlighters, extractor fan, exposed timbers and a built-in white high gloss tall storage cabinet.

Outside

The property has the benefit of an allocated parking space which is located in the courtyard.

Tenure

The property is Leasehold with a 999-year term from 1st January 2001. There is an annual service charge of circa £400.00 PA with no Ground Rent payable. NB The property is subject to a Flying Freehold.

Services

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

Council Tax

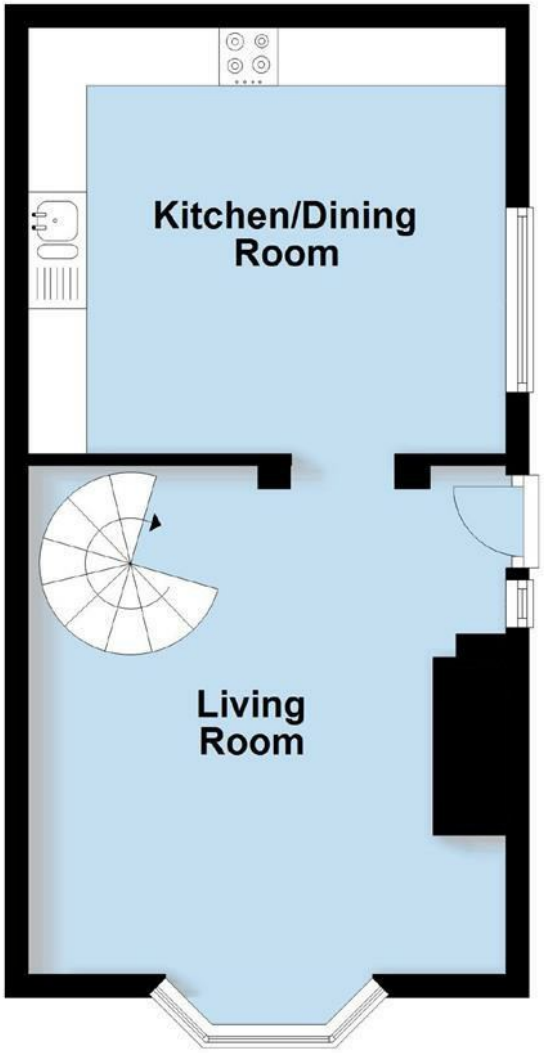
Warwick District Council Council Tax Band D. The property is situated in a Conservation Area.

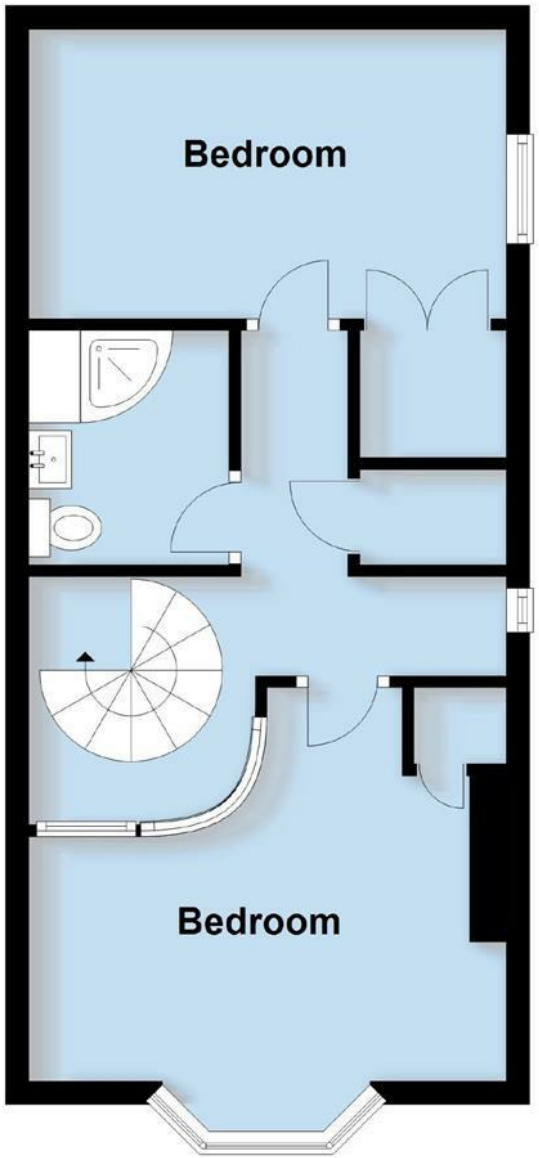
First Floor

Approx. 37.2 sq. metres (400.9 sq. feet)

Ground Floor

Approx. 33.5 sq. metres (361.1 sq. feet)





Total area: approx. 70.8 sq. metres (762.0 sq. feet)

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

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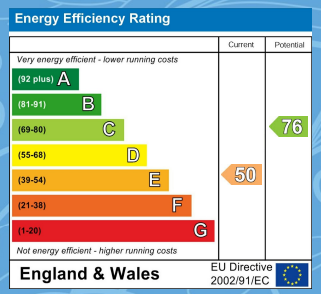

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