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8, Knights Court, Warwick

Price Guide
£222,500

TOP FLOOR APARTMENT WITH SOUTH FACING BALCONY AND DIRECT VIEWS OVER THE RACE COURSE AND BEYOND AND NO UPWARD CHAIN.. The property offers a reception hall, an attractive sitting room with a balcony and wonderful views, a dining kitchen, two bedrooms and a bathroom. Outside, there is an allocated parking space. The property is being offered with no onward chain.

Knights Court is a small, highly regarded development of apartments nicely located at the end of Linen Street and adjacent to Warwick Race / Golf Course. The historic county town centre is within a couple of minutes' walk. Great place to live and also an ideal buy-to-let investment.

Location

Knights Court is located at the base of Linen Street, occupying a true town centre location within a comfortable walk of all amenities within this historic market town and in the opposite direction to the Warwick Racecourse. Located near the Warwick bus terminal, offering routes throughout the Midlands, and a short drive to the A46/M40 make it accessible for commuters.

Communal Entrance Hall

Through the secure doors to the property, a carpeted entrance hall, and stairs to the first-floor landing.

First floor hallway

Approach

Through the secure entrance door:

Inner Hallway

Airing cupboard offering ample storage space and doors to:

Sitting Room

17'3" x 11'11" (5.26 x 3.63)

Creda storage heater.Coving to the ceiling. Full height double glazed windows and door allowing access to the balcony with wrought iron railings.

Balcony

South West facing balcony allowing uninterrupted views over Warwick Racecourse

Dining Kitchen
11'7" x 15'1" max under eaves. (3.53m x 4.60m max under eaves.)
A range of base and eye-level birch fronted units with a complementary granite effect worktop and tiled splashback. Single inlet stainless steel sink with a drainer inlet and mixer tap. Integrated electric oven and grill, inset ceramic 4-ring hob with hooded extraction unit above. Storage heater, double glazed window facing the rear aspect overlooking the Warwick Racecourse.

Bedroom One
9'10" x 10'9" including the dormer recess. (3.00 x 3.28 including the dormer recess.)
Two built-in cupboards offering ample storage space, double-glazed windows to the front aspect, electric heater.

Bedroom Two
9'3" x 10'9" including the dormer recess (2.84 x 3.28 including the dormer recess)
Two built-in cupboards offering ample storage space, double-glazed windows to the front aspect, electric heater.

Bathroom
Modern white 3-piece suite. Shaped panelled bath with shower attachment, rail and splash curtain. Pedestal wash hand basin. Low-level W.C. Enclosed tiled splashbacks with fully tiled shower area. Creda fan heater. Heated towel rail. RDL extractor fan.

Outside
The property affords one allocated parking space. and access to the Warwick Racecourse.

Tenure
We believe the property to be a leasehold. The Purchaser is advised to obtain verification from their legal advisers. The lease is for 215 years, commencing in January 2004. The current service charge is circa £1,116 per annum, with a peppercorn ground rent.

Council Tax
Warwickshire District Council Band C

Post code
CV34 4DJ

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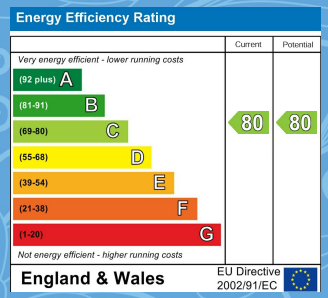

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