

Your Property - Our Business

ehB
RESIDENTIAL



10 Neville Court, Warwick, CV34 4EY

Price guide
£250,000



This stunning Grade II listed top floor apartment is located in the heart of Warwick town centre. Private reception hall with exposed timbers, well proportioned living/dining room, fitted kitchen with adjoining breakfast area, two bedrooms, principal bedroom with en suite, bathroom, gas heating, allocated car parking space to the rear.

This impressive top floor, two bedroom period apartment has undergone stylish and tasteful refurbishment under the current owner and forms part of an exclusive development located less than 100 meters from Warwick Castle in the heart of Warwick town centre.

Warwick has a variety of shopping, cafés, restaurants and recreational facilities plus commuting is easy, with regular trains from nearby Warwick Station, and from 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.

Communal entrance hall

Having stairs to the second floor and door to :

Private Hallway

Mirror fronted sliding wardrobes, entry phone system, useful storage area, opening to Living Room and doors to both Bedrooms and Kitchen:

Fitted Kitchen

2.90m x 2.82m (9'6" x 9'3") Attractive range of wood fronted base and eye level units, ceramic single drainer sink unit with mixer taps, worktops and tiled splashbacks. Built in electric oven and hob with a concealed extractor unit over. Washer/dryer, Bosch worktop dishwasher, wall mounted gas fired boiler, Sharp microwave, integrated fridge/freezer, downlighters, rooflight. Opening to:

Breakfast Room/Study

3m x 2.38m (9'10" x 7'10") Radiator, downlighters, worktop with red high gloss soft close drawers below, wine rack and a Velux double glazed rooflight.

Living Room

5.26m x 5.08m (17'3" x 16'8") With display/storage cabinets, twin secondary glazed windows, two radiators, mock pine fireplace surround with quarry tiled hearth, ceiling spotlights and downlighters.

Master Bedroom

3.73m x 3.02m (12'3" x 9'11") Having two radiators, skylight, sliding double door wardrobes and additional part glazed storage cabinet. Door to:

En Suite Shower

Having shower cubicle with fitted shower unit, pedestal wash hand basin, and low flush W.C, extractor fan, heated towel rail, high gloss wall mounted medicine cabinet, illuminated mirror.

Bedroom Two

4.98m x 3.20m (16'4" x 10'6") Having radiator, single and double door wardrobe and a secondary glazed window to front elevation.

Main Bathroom

Having white suite, including panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin, low level W.C, extractor fan, radiator illuminated mirror, wall mounted storage cabinet, downlighters.

Outside

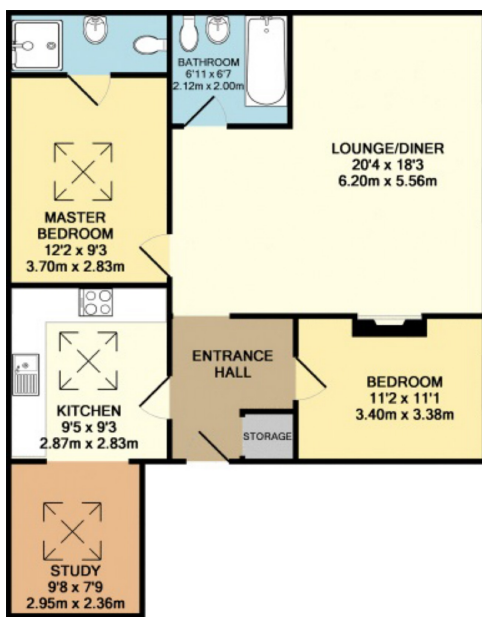
There is an allocated car parking space, clearly numbered, positioned directly to the rear of the building and reached from Castle Lane through secure electrical operated security gates.

Services

All mains services are believed to be connected to the property including 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 enquiries.

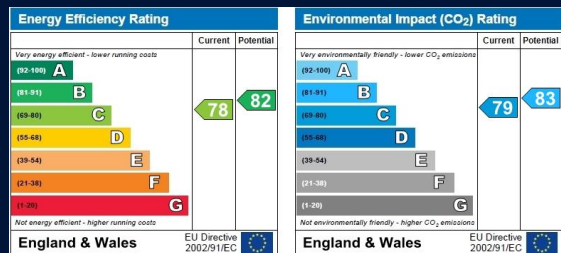
Tenure

The property is Leasehold with a term of 999 years commencing in circa 2000. We understand the current service charge is circa £1,500.20 per annum, paid in two instalments in March and September. The agent has not checked the legal status to verify the Leasehold status of the property. The purchaser is advised to obtain verification from their legal advisors.



TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2018



Warwick Office
17 - 19 Jury Street
Warwick
CV34 4EL

01926 499540
ehbresidential.com

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

• Residential Estate Agents • Lettings and Property Managers • Land and New Homes Agents



IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.