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RESIDENTIAL

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21 Jury Place, 17-19 Jury Street, Warwick, CV34 4EL

Guide price
£425,000



Set within an exclusive courtyard development in the centre of Warwick, this elegant and stylish two bedroom town house, built to a high specification, and arranged over three floors comprises: Reception hall & cloakroom, kitchen/diner with Siemens integrated appliances, first floor sitting room, double bedroom and principle bathroom, top floor master bedroom with en-suite and balcony, To the outside there is a courtyard garden, secure gated access and allocated parking. NO UPWARD CHAIN. EPC B 85

July Place is an exclusive development of apartments and town houses, which was constructed by TAG Urban Properties who are an award-winning property development company. Being situated in the centre of the County town of Warwick, Jury Place is in an excellent location for the many restaurants and coffee houses, together with the medieval Castle and Castle grounds. Warwick itself is ideally situated with train links to Birmingham and London and also easy access to the A46, M40, M42 and M6 motorways. Birmingham airport is around 25 minutes drive away. There are 10 apartments at Jury Place, each laid-out as a highly individual home, with no two apartments being alike. Inspired

architectural styling and bespoke interior design have allowed the creation of ten wholly unique homes, each of which has been sympathetically incorporated into the existing historic coaching inn.

Communal Courtyard

Which has been landscaped to provide allocated parking bays, and flower and shrub beds.

Entrance

The double glazed entrance door leads to the :-

Entrance Hall

Having engineered timber flooring throughout with underfloor heating, spotlights to ceiling, and doors to spacious understairs storage cupboard, further cloaks cupboard with coat hooks and shelving and door to :

Cloakroom/WC

Having matching engineered timber floor flooring, with underfloor heating, spotlights to ceiling, and white suite comprising low level wc,

wash hand basin and part tiling to walls.

Kitchen/Dining Room

4.39m x 3.42m (14'5" x 11'3") Having engineered timber flooring throughout, with underfloor heating, spotlights to ceiling and a comprehensive range of Futura units including base units and wall cupboards, with Caesarstone work surfaces and splashbacks, and integrated Siemens double oven and induction hob with extractor above, and full height fridge freezer. There are double glazed window and door to the rear courtyard garden

FIRST FLOOR

A most attractive wood and glazed staircase, again with timber flooring, leads to the :

Living Room

4.11m x 3.35m (13'6" x 11'0") Having matching timber flooring, spotlights to ceiling, and two full height double glazed windows overlooking the courtyard with stairs to the second floor and door to the :





Inner Landing

Having double doors to a spacious storage cupboard housing the washer/dryer and doors to :-

Double Bedroom Two

3.48m x 2.85m (11'5" x 9'4") Having matching timber flooring, spotlights to ceiling, three double wardrobes with internal lighting, hanging rails and shelving, radiator, and double glazed window to rear overlooking the courtyard garden.

Main Bathroom

Having matching timber flooring, spotlights to ceiling, Porcelanosa tiling to walls and flooring and Laufen sanitary ware in white comprising panel bath with shower over and glazed shower screen, wash hand basin, low level w.c., mirrored cabinet to wall, heated towel rail and obscured glazed window to rear.

SECOND FLOOR

Stairs from the living room lead via the glazed and wooden staircase and handrail to the second floor landing, off which emanates the boiler cupboard and door to :-

Master Bedroom

4.24m x 2.85m (13'11" x 9'4") Having matching timber flooring, spotlights to ceiling, two radiators, three double wardrobes with internal lighting, hanging rails and shelving, skylight window and full height double glazed window and door to the Balcony which has wooden decking and a glazed panel, which offers views over the courtyard and Warwick beyond. There is a door to the :-

En Suite Shower Room

Having Porcelanosa tiling to walls and flooring and Laufen sanitary ware including fully tiled double width glazed shower cubicle, wash hand basin with drawers beneath, low level w.c., full width mirror, display shelf, shaver point, and skylight window.

OUTSIDE

There is an allocated secure parking space within the gated courtyard. To the rear there is a part walled courtyard garden having patio with artificial lawn and gravelled area.

Tenure

The current owners have recently purchased a share in the Freehold and there is a new lease being drawn up which will be circa 999 years. The service charge is circa £205.68 every 6 months. This is for information purposes only and must be verified by a solicitor.

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 believing them to be satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquires.

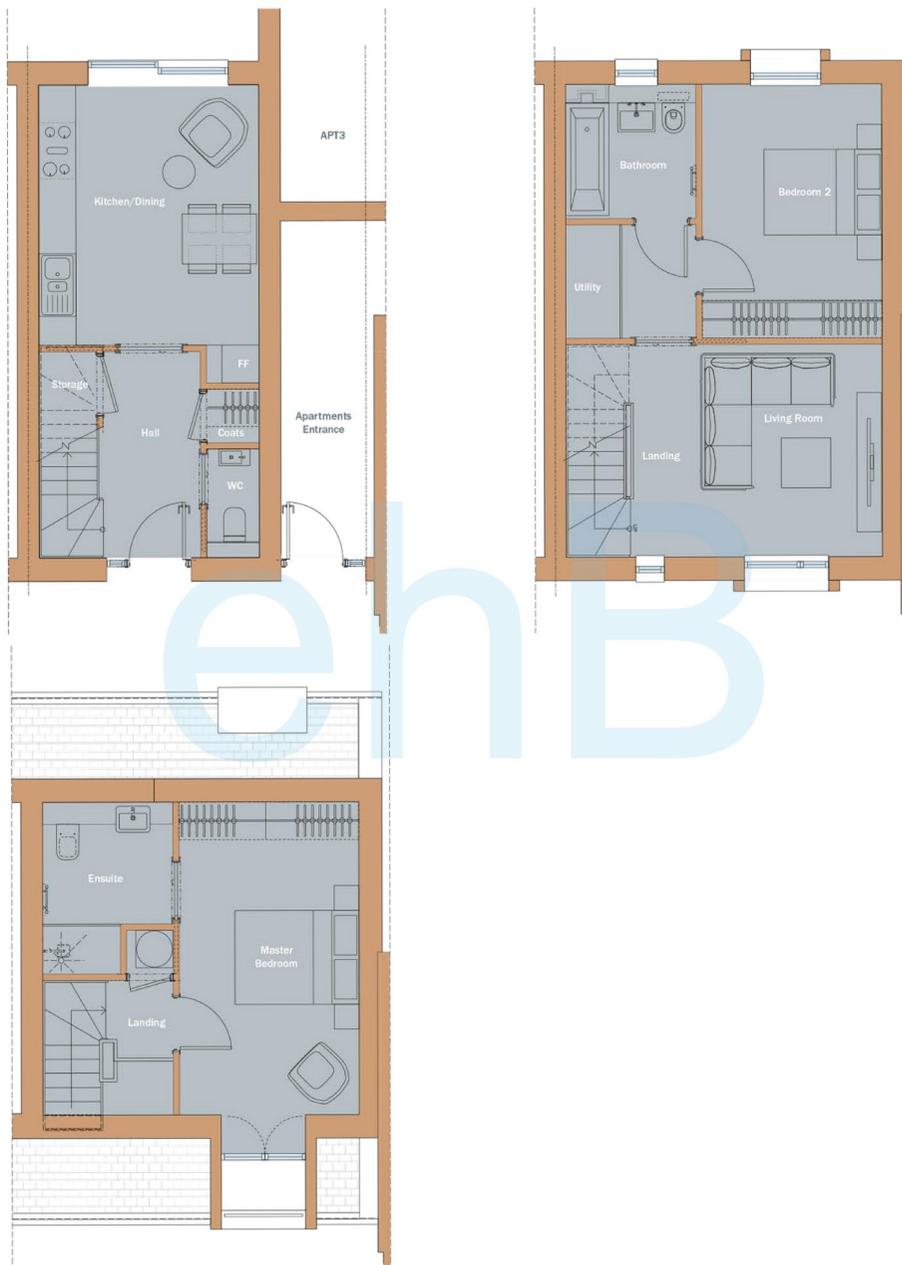


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- Lettings and Property Managers
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A		95	(92-100) A
(81-91) B	85		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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