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RESIDENTIAL



10 Neville Court, Warwick, CV34 4EY

Price guide
£239,950



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. NO UPWARD CHAIN.

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

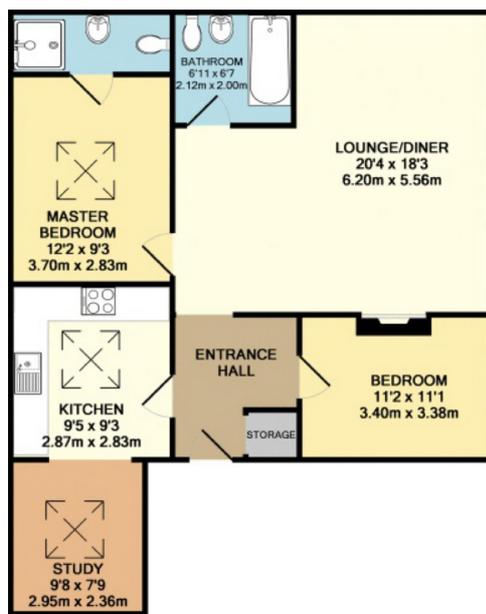
There is an allocated car parking space, clearly numbered, positioned directly to the rear of the building and reached from Castle Lane through secure electrical operated security gates.

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.

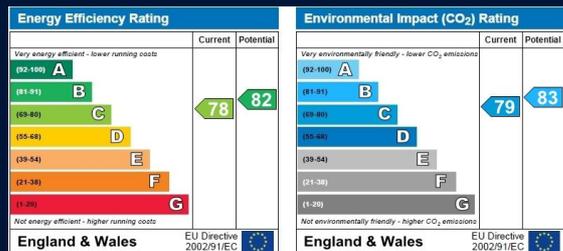
Tenure

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



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