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4, Neville Court, Jury Street, Warwick

Price Guide
£295,000



This charming Grade II listed duplex apartment forms part of a popular development in the heart of this vibrant market town. With lots of character and period features the gas fired accommodation is arranged as follows:
Communal hall with stairs to the first floor, private entrance hall, delightful living room, excellent dining kitchen, master bedroom with en suite shower room, separate w.c and spiral staircase to the ground floor bedroom/study, secure covered parking bay.

Communal Entrance

Having entry phone system to Apartment 4 and door to communal entrance hall which shared by one other apartment, with stairs to the first floor landing with door to:-

Entrance Hall

Radiator, secure entry phone system, and doors to:

Cloakroom

White suite comprising : low level WC, wash hand basin with tiled splashback, extractor fan and radiator.

Living Room

16'3" x 16'0" (4.96 x 4.87)

This spacious room has beams to walls and ceiling, feature fireplace with pine surround, tv point, and small pane sash windows to front overlooking Jury Street with secondary glazing panels and radiator, and door to :

Dining Kitchen

16'3" max x 13'9" (4.96 max x 4.20)

This lovely bright, airy space with a range of handcrafted and hand painted cabinets and includes electric oven and hob, integral fridge/freezer and space and plumbing for a

dishwasher. Beautiful marble worktops compliment the units with matching upturns and an inset Villeroy & Boch ceramic sink. Beams to walls and ceiling, spotlights, radiator, There is a sash window with secondary glazing panel to the front aspect, and another feature of the room is the spiral staircase which leads leads down to:

Bedroom Two

14'6" x 12'10" (4.42 x 3.92)

The ground floor space is perfect for anyone wishing to use this as a studio, or home office instead of a bedroom as there is an external casement door allowing alternative access to the gated entrance at street level. This versatile room has a secondary glazed sash window fronting Jury Street, two radiators and a cupboard off housing the gas fired boiler.



Master Bedroom

16'7" x 14'4" (5.05 x 4.38)

The master bedroom is accessed from the main private entrance hall and has twin small pane sash windows, two radiators, feature original stone fireplace with surround and Oak overmantel, beams to walls and ceiling and door to:

En-Suite

White suite comprising a fully tiled shower cubicle with electric shower and glazed shower screen, wash hand basin, low level WC, part tiling to walls, heated towel rail and tiled floor.

Outside

One covered parking space and pedestrian access from Castle Lane, plus pedestrian access off Jury Street to the

front of the property. Both gated, making Neville Court extremely secure.

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 2001. We understand the current service charge is circa£1,798.56 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.

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

Warwick Office
17-19 Jury St,
Warwick
CV34 4EL

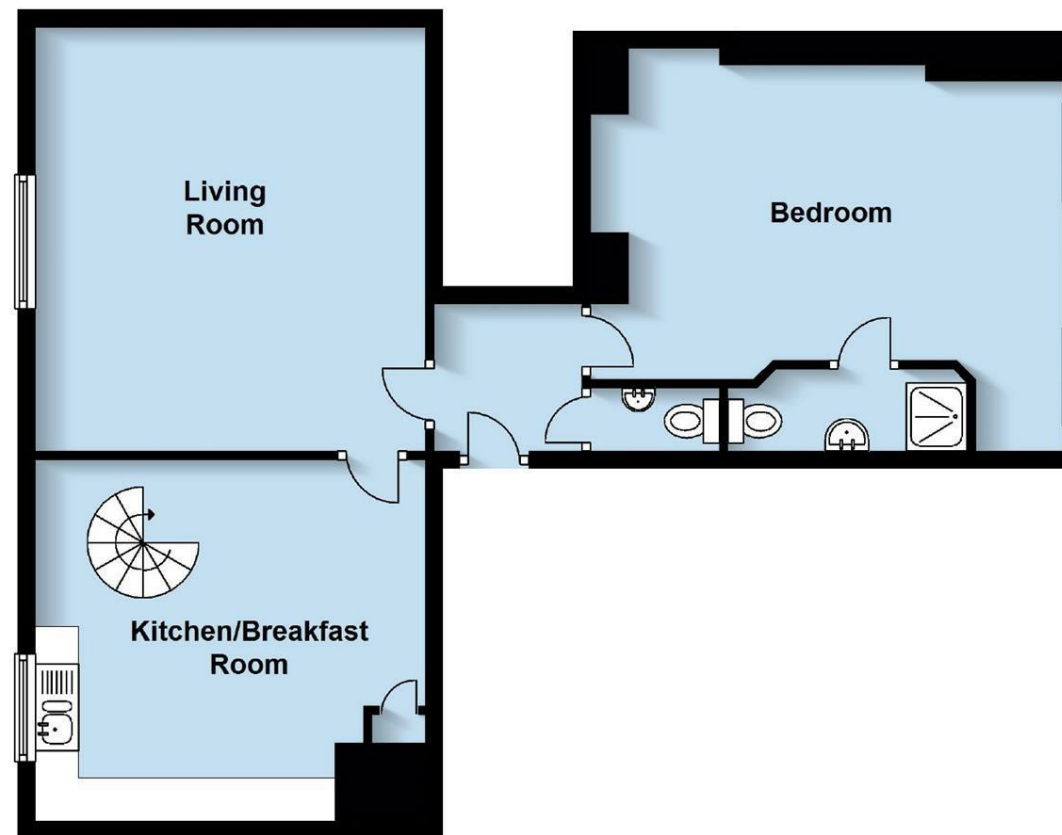
01926 499540 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

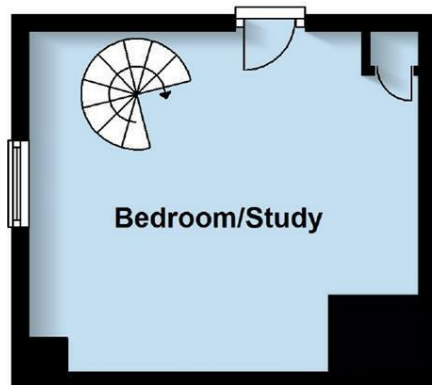
First Floor

Approx. 68.4 sq. metres (736.6 sq. feet)



Ground Floor

Approx. 17.6 sq. metres (189.7 sq. feet)



Total area: approx. 86.1 sq. metres (926.3 sq. feet)