

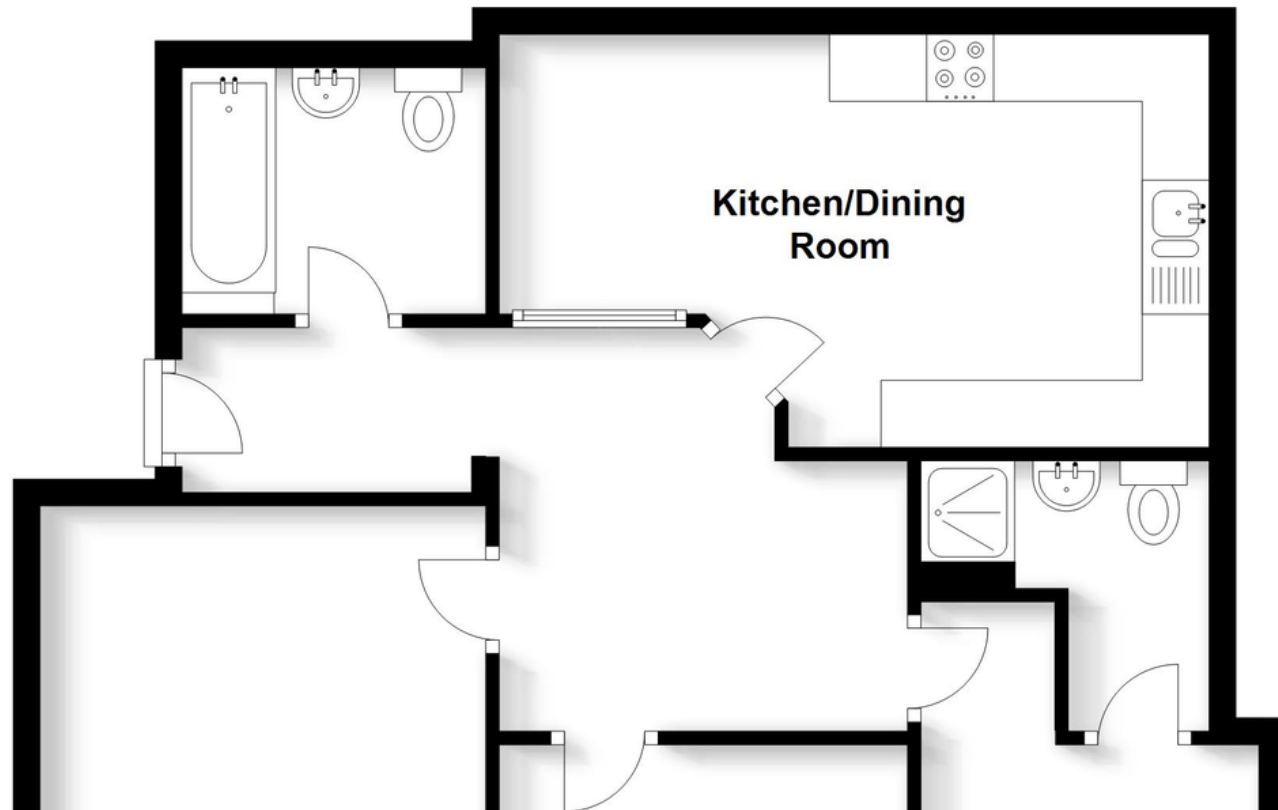


MARGETTS
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

First Floor

Approx. 77.3 sq. metres (831.7 sq. feet)



Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



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8, Neville Court, Jury Street, Warwick, CV34 4EY

Guide Price £295,000 Share of Freehold



- Period development
- Highly sought-after location
- Right in the heart of the town
- First floor apartment
- Spacious layout
- Many period features
- Two genuine double bedrooms
- Newly fitted ensuite shower room
- Secure development

Forming part of a period conversion from historic buildings. This charming first floor period apartment offers two good double bedrooms, right in the heart of the county town, and forms part of this prestigious and sought-after development between the town centre and the Castle estate. Very highly recommended.

Communal front door opening from Jury Street with telephone and video intercom opens into the communal entrance hall with staircase riding to the first floor landing.

Private apartment entrance

Front door opens into the split-level spacious reception hall with exposed timbers.



LIVING ROOM

16' 11" x 10' 11" (5.18m max x 3.33m max reducing to 3.07m)

with two radiators, secondary glazed sash window overlooking the front of the property, television aerial point, down lighters and closed fire setting with tiled hearth.



FITTED DINING KITCHEN

17' 0" x 10' 2" (5.2m max x 3.12m reducing to 2.08m) with work surfacing extending around the kitchen area, incorporating a 1 1/4 bowl single drainer sink unit with mixer tap and a four ring electric hob. Range of base units beneath incorporating the oven and having space and plumbing for washing machine, larder cupboard housing the integrated fridge/freezer, and further cupboard housing the wall mounted gas fired central heating boiler. Eye level wall cupboards with cooker hood, down lighters and two radiators.



MASTER BEDROOM

13' 7" x 8' 3" (4.15m max x 2.53m excluding deep door recess) with exposed timbers and ornate period ceiling, two radiators, telephone point and second glazed sash window to the front.



ENSUITE SHOWER ROOM

with fully tiled shower cubicle with rain shower, wash hand basin with mixer tap, low-level WC, heated towel rail, extractor fan, and large tiled areas.

BEDROOM TWO

13' 0" x 8' 10" (3.97m max x 2.71m max reducing to 2.45m) with sash window to the front of the property, radiator and the delightful ornate period style ceiling.



APARTMENT BATHROOM

has a modern white suite with mixer tap and rain shower over with screen, wash hand basin with drawer unit beneath and low-level WC. heated towel rail, shaver point and large tiled areas.



OUTSIDE

Neville Court is known for its well maintained communal areas with garden and paths. There is a bin store and the property has its own allocated car parking space accessed from Castle Lane.

AGENTS NOTES

We believe the property has a Lease of 999 years dated from 1st January, 2001 together with a share of freehold within the management company.

The service charge is approximately and is payable half yearly in advance 1st October, 2022 - 31st March, 2023 = £1,090.49

Ground Rent: One peppercorn.

All mains services are connected.

Viewings are strictly by prior appointment through the agents.

Agent's Notes

Council Tax Band D.

Local Authority: Warwick District Council

VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

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