

No 2

Northgate Place
Warwick



Three elegant Victorian townhouses in the heart of Warwick

No 2

Floor Plans

Originally built as the County Police headquarters in 1883, number 2 Northgate Place has undergone extensive development and refurbishment and is now an elegant four bedroom Victorian Townhouse.

Situated in the centre of the terrace, the house is well-balanced and comprises a large hallway, cloakroom, open plan kitchen/dining room with doors onto the garden and a drawing room with elegant proportions, 15' ceilings and double doors leading into the dining room.

Upstairs, there is a large master bedroom with dressing room and ensuite on the first floor with three further bedrooms and bathroom on the second floor. The rear of the property faces south and benefits from wonderful far reaching views of St. Mary's Church and Warwick Castle and to the front, views down Cape Road and Priory Park.

The property comes with a terrace and garden and two designated parking spaces.

Guide Price £1,100,000

Freehold

There will be an estate management charge for maintenance of the communal roadway/landscaping estimated initially at £500 p.a.



Approximate Gross Internal Area = 176 sq m / 1,896 sq ft

Specification:

- Häcker kitchen with Siemens appliances, quartz worktops, Franke sink with instant boiling water tap and mixer tap
- Duravit sanitaryware with Hansgrohe fittings, chrome towel rails with dual-fuel heating and timer/boost function and programmable underfloor heating
- Bath stone fire surrounds with Charnwood wood burners and classic column radiators
- Wide board engineered oak flooring, porcelain tiles and Comar wool carpets
- Gas fired central heating and hot water with Worcester Bosch boilers and Megaflo pressurized hot water system, programmable thermostats with separate zoning to each floor
- Well specified sockets and switches with 5amp ring main to all rooms, television points to reception rooms, kitchen and bedrooms and provision for connection to Virgin Media services (by separate contract)
- Sandstone paving to terrace, brick walls to boundaries and steel gate to parking area.
- Fully landscaped off-road parking for two cars, communal area lighting on timer and daylight sensor
- The property is sold with the benefit of a 10 year Checkmate New Homes Warranty

**2 Northgate Place,
Northgate,
Warwick CV34 4SW**

Illustration for identification purposes only, measurements are approximate and drawings are not to scale.



About The Development

Northgate Warwick is a major restoration and creation of eighteen elegant houses in this landmark, quintessentially English location.

In the heart of historic Warwick, the Northgate Place Regency houses sit at the top of Northgate Street, described by Alec Clifton-Taylor OBE in his series Six More English Towns as “The most handsome Georgian street in the Midlands.”

Ranging in size from 3 bedroom cottages to substantial 6/7 bedroom family townhouses, elegantly restored and appointed, the development delivers 18 unique new homes to the very centre of the town.

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