

SWAN STREET, WARWICK CV34 4BJ



A penthouse with the WOW factor!!!! Located in the centre of Warwick with roof terrace and secure, allocated car port, Hawkesford are proud to be marketing this three double bedroom penthouse apartment.

Words don't do it justice, early viewing is strongly recommended.

- Penthouse Apartment
- Town Center Location
- Private Roof Terrace
- Open Plan Living Kitchen Dining Room
- Master Suite with Dressing Room and En-Suite
- Guest Bedroom with En-Suite Shower
- Third Double Bedroom
 - Guest Toilet
- Secure, Allocated Carport
 - EPC - 81 (B)

3 BEDROOMS

£650,000

A truly exceptional, three bedroom, penthouse apartment with roof terrace, right in the centre of Warwick, with secure, gated, allocated parking.

Located on Swan Street in the heart of the Medieval town of Warwick is the executive development of Swan Court. Converted in 2012, this small development of 9 apartments has a prominent position with fabulous views over St Marys Church, the roofs of Warwick and the countryside beyond.

Ideally situated to enjoy all the local restaurants, boutique shops and bars all within walking distance. If a car is required then there is your own car port located behind electrically operated gates.

From the Porcelanosa sanitary ware to the granite worksurface in the kitchen, everything has been finished to the highest of standards.

The main selling point of this penthouse is the large, private roof terrace. Perfect for the evening sundowner or alfresco dining with friends.

Accommodation in brief; Striking Entrance Hall, Open Plan Living Kitchen Diner, Master Suite with Dressing Room and Ensuite Shower Room, Guest Suite with Fitted Wardrobes and En-Suite Shower Room, Third Double Bedroom and a Guest Toilet. Private Roof Terrace with Light and Power, Allocated Carport.

Access to the property is via the communal foyer where there are carpeted stairs or access in to the lift.

Located off the first floor is the communal decked patio.

Up to the second floor, an oak veneered door which leads in to the striking hallway.

Hallway

Entrance vestibule with hard wearing carpet and secure entry phone. An oak veneered, opaque glazed door leads in to the main part of the entrance hall where there is Karndean flooring and striking, black and white striped wall paper, light wells and LED spotlights to ceiling and there are gas central heating radiators.

Double veneered oak doors house a large cloak cupboard with light point to ceiling. A single oak veneered door houses the utility cupboard with boiler controls and electric socket with tiled floor. Power and plumbing for a washing machine.

Guest Toilet

Accessed from the hall way via an opaque glazed, oak veneered door and having tiles to floor and with motion sensor lighting to ceiling, neutral decor to walls and ceiling and an extractor to ceiling. Fitted with a white toilet with chrome push flush, chrome heated towel rail, white sink with chrome hot and cold mixer tap with storage below, shaver point, frameless mirror with light above.

Open Plan Living Kitchen and Diner 22'11" x 27'2" (max) (6.995 x 8.299 (max))

The living dining area is carpeted to floor and with neutral decor walls and ceiling, LED spotlights to ceiling, graphite Bi-Fold doors lead out on to the roof terrace to the front elevation overlooking Swan Street, white shutters fitted. To the rear elevation there is a graphite, double glazed single door with a Juliet balcony and an additional graphite, double glazed window to rear elevation overlooking St Marys Church, both having slatted blinds.

Two gas central heating radiators, various electric sockets, a TV point, built in double louvered doors provide useful storage.

The kitchen has tiled flooring and with a continuation of the neutral decor to walls and ceiling, LED spotlights to ceiling and LED strip under wall mounted cupboards. A double glazed graphite window to rear elevation with slatted blind. The kitchen is fitted with a modern, handleless, white fronted, wall and floor units with black granite work surface and upstand. Appliances are; a full sized, integrated fridge freezer, a stainless steel double oven, stainless steel microwave, ceramic induction hob with a black, glass splash back and stainless steel and glass extractor above and integrated dishwasher. Stainless steel one and a half bowl under counter sink with chrome hot and cold mixer tap and waste disposal unit. Built in book cupboard, various electric sockets and fused switches.

Bedroom Two/Guest Suite 12'5" x 12'0" (3.804 x 3.672)

Being carpeted to floor and with neutral decor to walls and ceiling, graphite, double glazed window to front elevation, LED spotlights to ceiling, double mirror fronted fitted wardrobe, gas central heating radiator, electric sockets, TV point and a phone point.

En-Suite Shower Room

With motion sensor lighting and underfloor heating, tiled to floor and with neutral decor to walls and ceiling, obscure glazed, double glazed window to front elevation and there is an extractor to high level. Fitted with a walk in shower with chrome shower controls and attachments with additional "waterfall" shower head, white toilet, white sink with chrome hot and cold mixer tap with drawer unit below, shaverpoint, frameless mirror with light above and a chrome heater towel rail.

Bedroom Three 12'3" x 10'6" (3.734 x 3.201)

Accessed from the entrance hall via an opaque glazed, oak veneered door. Currently used as a home office and having carpet to floor and with neutral decor to walls and ceiling. LED spotlights to ceiling, single, graphite, double glazed door, to front elevation, with white shutters leading out on to the roof terrace. There is also a graphite, double glazed window to front elevation. Gas central central heating radiator, various electric sockets, a TV point and phone point.

Master Suite 11'7" x 12'6" (3.555 x 3.818)

Carpeted to floor and with neutral decor to walls and ceiling, LED spotlights to ceiling, graphite, double glazed, double French door to rear elevation leading out on to a small private balcony with glass balustrade - perfect for taking in the morning sun with a cup of tea! There is also a graphite, double glazed window to rear elevation, gas central heating radiator, various electric sockets, phone point and a TV point.

Doorway leads in to the Dressing Room (2.925m x 1.434m) with a continuation of the carpet and decor, LED spotlights and light well to ceiling, large mirror fronted sliding doors provide a huge amount of fitted wardrobe storage. An open alcove provides further storage and there are electric sockets.

En-Suite Shower Room

With motion sensor lighting and underfloor heating, tiled to floor and with neutral decor to walls and ceiling, obscure glazed, double glazed window to front elevation and there is an extractor to high level. Fitted with a large walk in shower with chrome shower controls and attachments with additional "waterfall" shower head, White toilet, white sink with chrome hot and cold mixer tap with double drawer unit below, shaverpoint, frameless mirror with light above and a chrome heater towel rail.

Roof Terrace

The main access is off the living room via Bi-Fold doors which open up on to the fabulous roof terrace, running the whole length of the apartment and providing outside space and fabulous views. Fitted with outside lighting, glass balustrading and outside electric sockets.

Parking

Accessed via solid wood, electrically operated wooden gates is the allocated car port.

Services

All mains services are believed to be connected.

Tenure

We believe the property to be Leasehold. 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 advisers.

There are 118 years left on the lease.

Monthly payments of £274.10 per month

Ground Rent of £250 per annum

Council Tax

We understand the property to be Band E.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

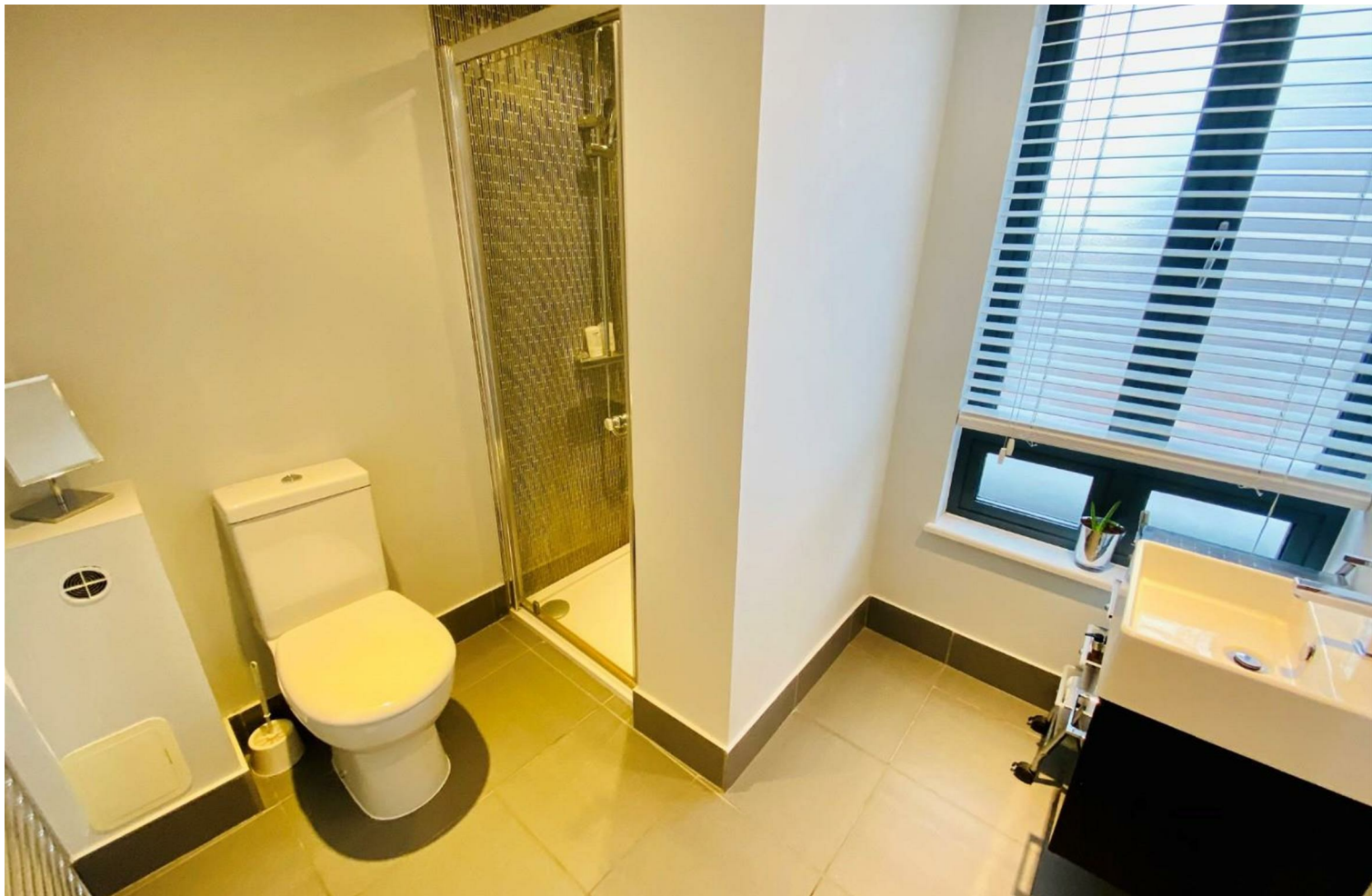
Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.













Second Floor



Total area: approx. 130.9 sq. metres (1408.8 sq. feet)

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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk