



Knights Court | Warwick | CV34 4DJ

Price guide £280,000



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Situated in the heart of Warwick, this beautifully presented two-bedroom apartment at Knights Court offers modern living in a highly convenient and desirable location.

The property features a bright and spacious living area, creating a welcoming space to relax and entertain. The fitted kitchen provides a practical and stylish setting for everyday cooking, while both bedrooms are well proportioned and offer excellent space for storage and furnishings.

Knights Court is a well-maintained development, providing residents with a comfortable and secure environment. The apartment is ideally placed for easy access to Warwick town centre, with a fantastic selection of shops, cafés, restaurants and local amenities close by. The town's historic character, attractive architecture and surrounding countryside further enhance the appeal of this location.

Excellent transport links make travelling to neighbouring towns and surrounding areas straightforward, while the apartment also provides an ideal base from which to enjoy everything Warwick has to offer.

Whether you are a first-time buyer, looking to downsize or simply seeking a well-located home, this attractive two-bedroom apartment offers an excellent combination of contemporary living, convenience and location.

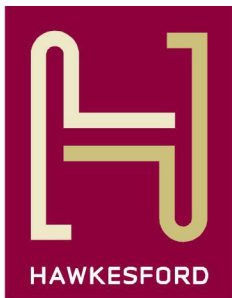
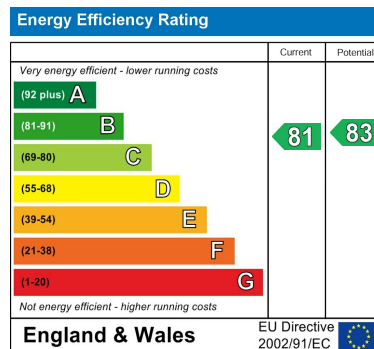


- Fabulous First Floor Apartment
- Two Double Bedrooms
- Modern Bathroom and En-Suite Shower Room
- Living Room with French Doors out to Balcony
- Racecourse Views
- Large Kitchen Diner
- One Allocated Parking Space
- Town Centre Location
- No Chain
- EPC - B (81)





Total area: approx. 82.0 sq. metres (882.3 sq. feet)



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Entrance

Entrance to the apartment is via a communal hallway to the private front door which opens up in to the entrance hall. Carpeted to floor and with neutral decor to walls and ceiling. Two light point to ceiling, electric heater to wall, fitted with a useful storage unit, video secure entry phone

Living Room

15'11" x 13'6"

Continuation of carpet and neutral decor, large French door to rear elevation giving access out on to the balcony and having attractive views, light points to ceiling, electric heater to wall, electric sockets and a TV point.

Kitchen Diner

17'7" x 9'11"

With tiled flooring and with neutral decor to walls and ceiling, double French doors to rear elevation to a Juliet balcony with attractive race course views, LED spotlights to ceiling and light point to ceiling over dining table position, electric heater to wall. White painted, double bi-fold doors house a larger cupboard, full height white door housing further full height storage. The kitchen is fitted with a range of base and wall units with a beech wood effect frontage and chrome handle, granite effect melamine work surface and a tiled splash back. There is a built in AEG stainless steel and black electric oven, built in AEG induction hob with stainless steel AEG extractor above, integrated washing machine AEG and a stand alone Beko fridge freezer and a stainless steel Grundig dishwasher. Stainless steel sink with matching drainer with chrome hot and cold mixer tap, under cupboard lights, various electric sockets and fused switches.

Inner Hallway

Accessed from the living room via a white painted wooden door. Carpeted to floor and with neutral decor to walls and ceiling, light point to ceiling, electric heater and double socket.

A white painted wooden door houses the hot water tank as well as a fair amount of useful storage.

Family Bathroom

Having tiles to floor and to ceiling height, with a modern bathroom suite of white bath with chrome hot and cold mixer tap with chrome shower head and controls, triple drawer vanity unit with modern, white square sink with chrome hot and cold mixer tap, mirror with lighting positioned above. Built in WC with cupboards to either side and useful shelf above, chrome heated towel rail, extractor to high level and LED spotlights to ceiling.

Master Bedroom

13'5" x 9'4"

Carpeted to floor and with neutral decor to walls and ceiling with one feature wall, double French doors to front elevation to Juliet balcony, light point to ceiling and having electric sockets. A white painted door leads in to the dressing area with a continuation of flooring and decor and with a large, double fronted fitted wardrobe.

En-Suite Bathroom

Being tiled to floor and to ceiling height, chrome heated towel rail, white WC, white pedestal wash hand basin with chrome hot and cold mixer tap, large walk in corner shower with chrome shower head and attachments, LED spotlights and extractor fan to ceiling. Creda heater to wall

Bedroom Two

10'8" x 7'8"

Continuation of carpet and neutral decor, window to front elevation and light point to ceiling, quadruple mirror fronted, sliding wardrobe doors providing a huge amount of fitted storage, further, double fronted white wardrobe doors housing further wardrobe storage.

Outside

Balcony for enjoying a morning cup of coffee or evening G&T and taking in the attractive views overlooking the racecourse.

One allocated parking space.

Services

Please note there is no mains gas connected. We believe all other services are 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.

Lease: 125 years from Jan 2004 (103 years remaining from Jan 26)

Service Charge: £861.42 twice a year

Ground Rent: £180 annually

Council Tax

We understand the property to be Band C.

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.