Two double bedrooms, first floor apartment.

17 West End Court
Crompton Street
Warwick
CV34 6NA

MARGETTS
ESTABLISHED 1806

Price Guide £200,000

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Price Guide £200,000

A superbly presented, two double bedroom, first-floor apartment offering stylish and well-proportioned accommodation in a sought-after location, just a short stroll from Warwick town centre and Warwick Racecourse. The property benefits from the added advantage of allocated off-road parking, and it represents an excellent opportunity for first-time buyers, professionals, or investors.

COMMUNAL ENTRANCE

Accessed via both Crompton Street and West Street, the secure communal entrance features an intercom entry system serving the apartments. The communal hallway provides access to both stairs and a lift rising to the first-floor landing.

PRIVATE ENTRANCE HALL

Welcoming entrance hall with radiator, telephone entry system, and an airing cupboard housing the hot water cylinder with storage.

LIVING ROOM

13'8" max reducing to 12'4" x 9'8"
A bright reception room, twin rear-aspect windows, radiator, carpet, television aerial point, and an archway opening into the dining kitchen.

KITCHEN DINER

10'0" x 9'1" max
Fitted with a range of wall and base units, a four-ring electric hob, electric oven, single-drainer sink unit with mixer tap, cooker hood, tiled splashbacks, wood-effect flooring and integrated washer/dryer and integrated dishwasher.

BEDROOM ONE

13'8" including wardrobes x 9'1"
with double bedroom with sash window to the front, radiator, carpet, and fitted wardrobes.

BEDROOM TWO

14'4" max x 9'2"
with double bedroom, carpet, sash window to the front and radiator.

BATHROOM

comprising a bath with adjustable shower and overhead shower, shower screen, WC, and wash hand basin with storage drawers with tiled flooring, splashbacks and extractor fan.

COMMUNAL GROUNDS

West End Court and Crompton Court benefit from communal gardens and block paving grounds.

PARKING

The property benefits from an allocated parking space accessed directly from Crompton Street.

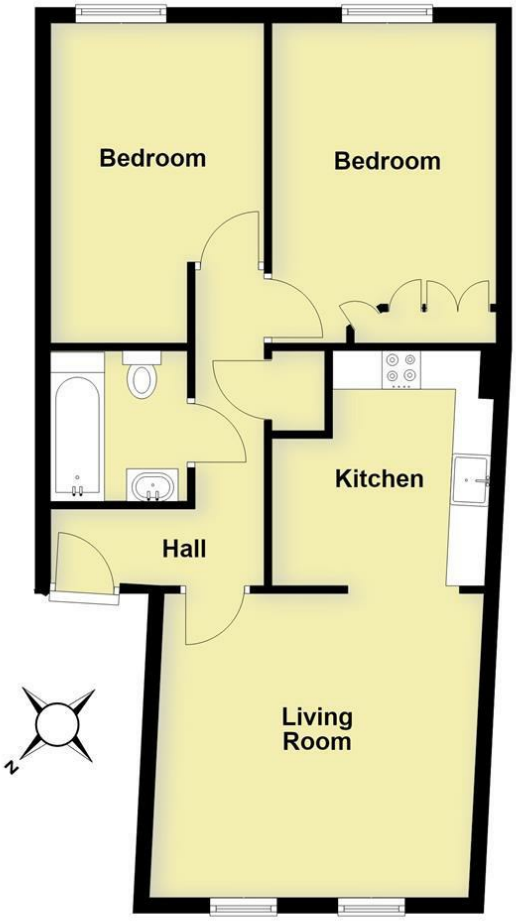
ADDITIONAL INFORMATION

All main services are connected except gas.
Tenure: Leasehold. with a Lease dated 23rd September, 2026 for 990 Years from 25th March 2026.
Ground rent is a peppercorn per annum, and
the current service charge is believed to be approximately £1,100 per half year.
Council Tax Band C.
Local Authority: Warwick District Council.
Viewings strictly by appointment through the selling agent.

17 West End Court, Crompton Street, Warwick, CV34 6NA

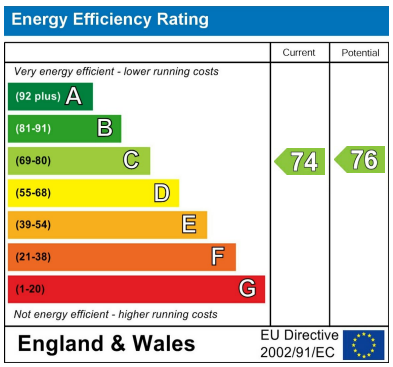
First Floor

Approx. 58.7 sq. metres (631.9 sq. feet)



Total area: approx. 58.7 sq. metres (631.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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