



## Stunning two bed apartment

5 Swan Court, 2 Swan  
Street  
Warwick  
CV34 4BJ



Price Guide £355,000

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Forming part of an exclusive and contemporary conversion, right in the heart of historic Warwick, this larger than average apartment is stylishly and beautifully presented and well worth a personal visit. The property provides 2 large double bedrooms with well-planned and flexible accommodation enjoying a corner plot with delightful southerly aspect to the front. Covered off-road car-port parking. Large communal balcony and deck area. Viewing highly recommended.

Communal front door with telephone security link and lift opens into the entrance hall with lift and staircase rising to the first floor landing.

Private door opens to the apartment.

### STUNNING DINING HALL

15' 10" x 14' 6" (4.82m x 4.41m max reducing to 3.32m) with engineered wood flooring having inset up lighters, data point, central heating radiator, down lighters and door opening to a large double door storage cupboard with shelving and heat exchanger.

### STYLISH SPLIT LEVEL LOUNGE

20' 1" x 14' 7" (6.12m x 4.45m) enjoying steps leading down to the living area with engineered wood flooring and five windows arranged to the dual aspect bringing in the southerly views, radiator, TV aerial point, telephone connection point, sky connection point and data point.

### STYLISH FITTED KITCHEN

15' 1" x 7' 1" (4.59m x 2.16m) with contemporary square edge work surfacing incorporating a CDA four ring electric hob and 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, range of base units under incorporating the integrated washing machine and integrated full-size CDA dishwasher. CDA double fitted electric oven together with range of eye level wall cupboards and cooker hood and tall larder cupboard incorporating the fridge and freezer, tiled floor with matching skirtings, almost full height double glazed picture window, radiator, down lighters and further tall shelved larder cupboard, television point and data point.

### BEDROOM ONE

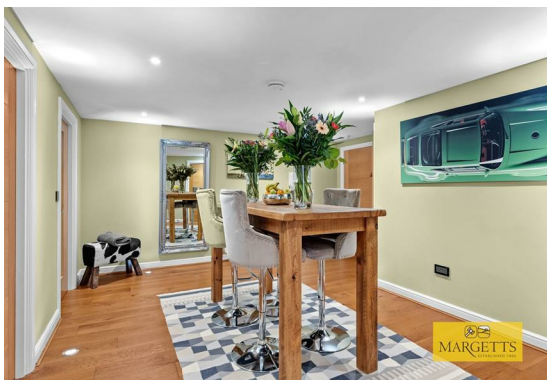
16' 8" x 12' 7" (5.07m max including door recess reducing to 4.01m x 3.84m) This very attractive split-level room enjoys triple glazed windows (double glazed together with secondary glazing) overlooking the High Street, radiator, television point, telephone point and door to the

### SUPERB EN SUITE SHOWER ROOM

with a white suite having panelled bath with mixer tap adjustable shower and rain shower over with screen, low-level WC, wash hand basin with mixer tap and tiled splash backs, heated towel rail, shaver point, tiled floor with matching skirtings and down lighters.

### BEDROOM TWO

14' 7" x 8' 4" (4.44m max reducing to 3.71m x 2.54m) Delightful split-level room enjoying large double glazed picture window with radiator.



### **SUPERB APARTMENT SHOWER ROOM**

has a fully tiled shower cubicle with rain shower and handheld adjustable shower attachment together with wash hand basin having mixer tap and low-level WC, tiling to floor with matching skirtings, heated towel rail, down lighters and extractor.

### **AGENTS NOTES**

One of the delightful features of Swan Court is the communal decked area which is available to residents but easily approached from this apartment as it's on the first floor level. This area enjoys rooftop views of the centre of the county town together with attractive views of the steeple of Saint Mary's Caldicot Church.

The property is leasehold with 125 years running from 1st September, 2012 details of which are to be confirmed shortly. All main services are connected except gas. Council Tax Band "D". Local Authority: Warwick District Council. Viewings: Strictly by appointment through the Agents.



The owner informs us that the Service Charge is £137.05 per calendar month.  
The Ground Rent is understood to be £250 per annum.  
As well as having an heat exchanger system within the apartment we understand that there is a communal heating source. More details to be explained upon request.

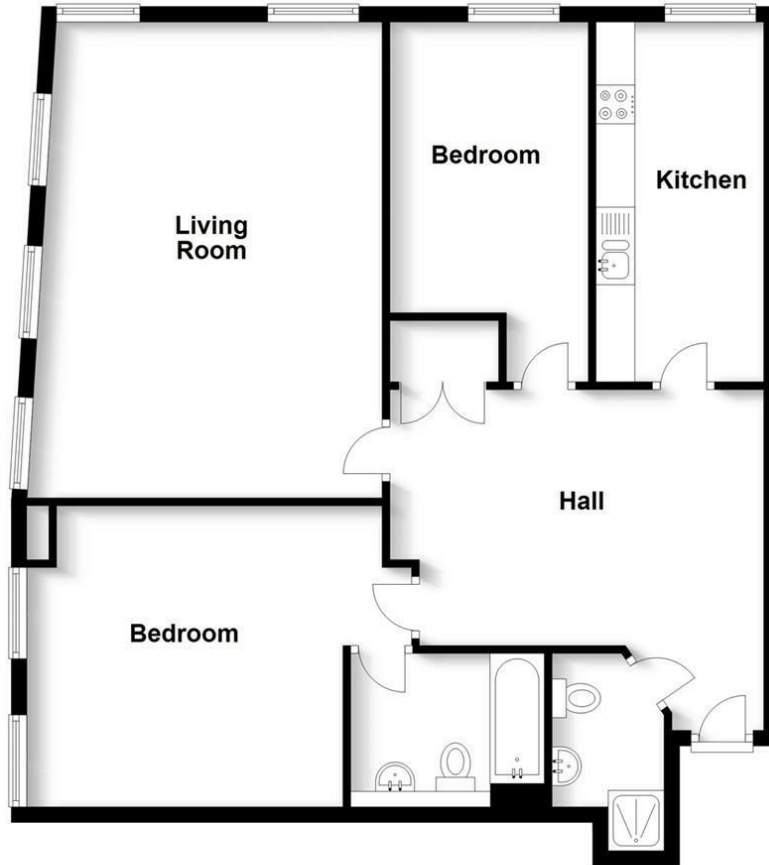




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**First Floor**  
 Approx. 94.1 sq. metres (1012.8 sq. feet)



Total area: approx. 94.1 sq. metres (1012.8 sq. feet)

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

| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   | 73  | 73        |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

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