



# Knights Court Linen Street, Warwick

CV34 4DJ

In Excess of £200,000



Attention first time buyers, professionals, and investors. Also, dog walkers, exercise enthusiasts and socialites! Here is a great property to either get your foot on to the property ladder, have as a lock up and leave pied-à-terre or to add to your B2L portfolio. This one-bedroom, first-floor apartment occupies a wonderful, quiet position, located a short walk from Warwick's Market Square. Accessing all amenities of the town and a minute walk from Warwick Racecourse where the more energetic residents can walk or join in Warwick's park run over the grounds and golfers are catered for at Warwick Golf Centre. This really has best of both worlds' convenience of the town and countryside on your doorstep.

The property is accessed via a communal front entrance door into the communal hallway with stairs rising to all floors, accessing 8 of the apartments. This apartment is located on the first floor with the front door opening into an entrance lobby with a further door opening into a cloakroom area. There is a built-in double cupboard where you can stow away coats and shoes neatly out of sight. A door carries on into the open plan living area.

As you enter this generous open plan living/dining/kitchen area your eyes are instantly drawn towards the window and door that frame a beautiful tree with the Racecourse beyond. This area is bright with light flooding in. The living area has fitted shelving and cupboards to one wall offering ample storage and there is space enough for a sofa and armchair. The dining area to the left of the kitchen has space enough to accommodate a small dining table and chairs.





The kitchen has been cleverly designed having cupboards with pull-out drawers inside maximising the storage. Showcasing a peninsula providing extra workspace for the chef of the house to create culinary masterpieces and has both integrated fridge and freezer beneath giving a seamless look and there is a combination fan oven and microwave built-in and two ring induction hob.

An inner hallway links the rest of the accommodation, here there is a built-in airing cupboard housing the Eco water tank and another built-in storage cupboard. Doors lead to the bathroom and bedroom.

The bathroom has been fitted with a modern three-piece suite which utilises the space perfectly. There is a Japanese deep soak bath having mains shower over, wash hand basin and W/C. To the left of the bath there is space and plumbing for a washing machine, keeping the noisy machine out of earshot of the living space.

Next along the hallway is the bedroom, a lovely sized room that can easily accommodate a large bed and additional furniture, there is a double built-in wardrobe and a further single built-in wardrobe, all aid in keeping the room decluttered.



The property boasts a West facing walk out balcony, accessed via the open plan living area. The view of the Racecourse is currently masked by a lovely large tree where you can while away the hours watching birds and squirrels playing amongst the branches and leaves. Place a seat and enjoy a quiet spot to kick back and relax after a long day, enjoying your favourite book, sipping your chosen tippable whilst listening to nature's chorus.

Another tick on the wish list; there is an allocated parking space.



Location is everything and this property has arguably the best position within Warwick Town Centre. A real gem, hidden in a tranquil spot, come and look for yourself!

Council Tax band: B

Tenure: Leasehold

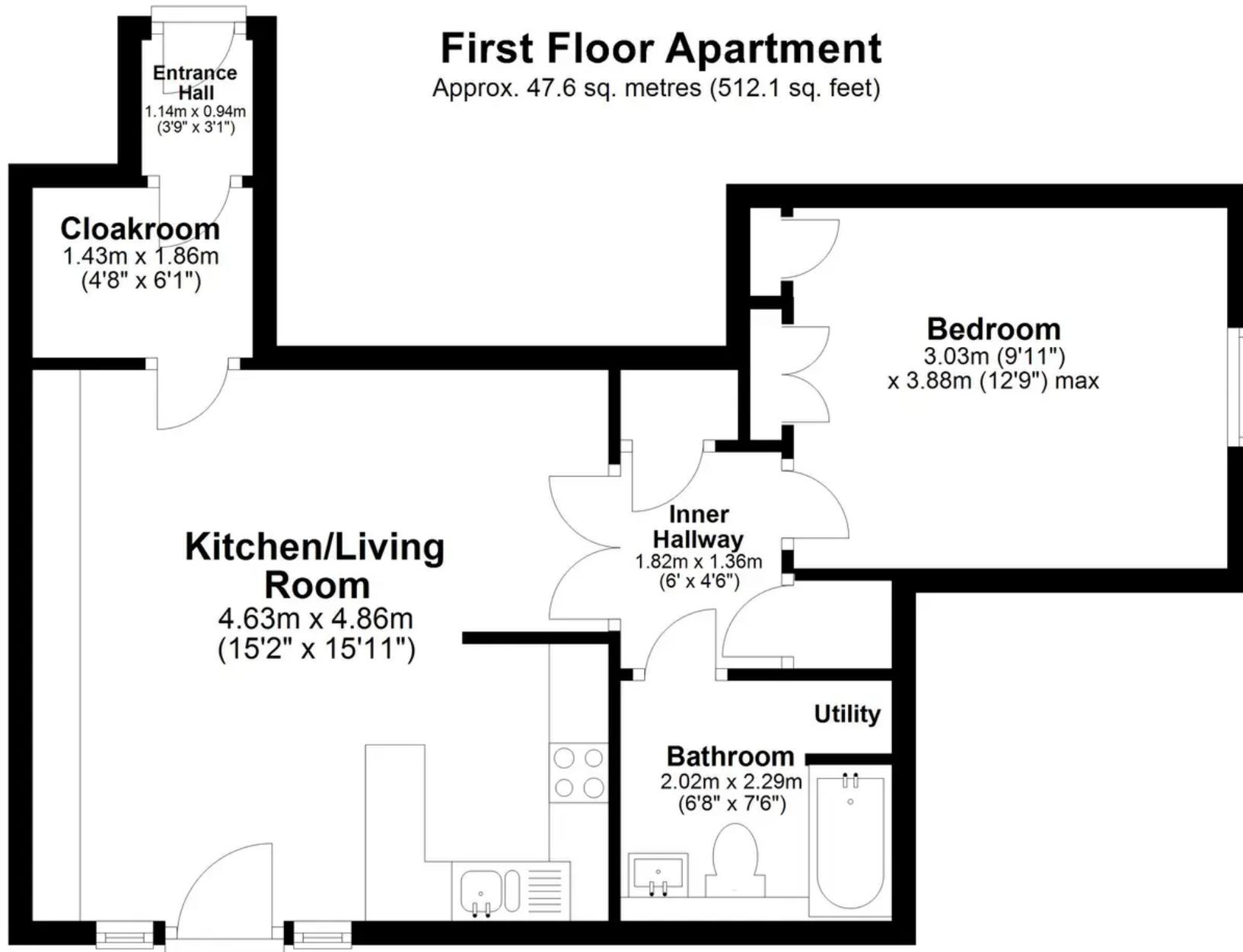
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- First Floor Apartment
- Immaculately Presented Throughout
- Open Plan Living/Dining/Kitchen
- West Facing Walk On Balcony
- Double Bedroom
- Bathroom
- Allocated Parking Space
- Spacious and Bright Accommodation with Plenty of Storage
- Close to Town Centre & Warwick Racecourse
- Highly Sought After Location

# First Floor Apartment

Approx. 47.6 sq. metres (512.1 sq. feet)



Total area: approx. 47.6 sq. metres (512.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.

Plan produced using PlanUp.





## Natalie Christopher Estate Agents

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