



Knights Court, Linen Street, Warwick
CV34 4DJ

£245,000



Attention first time buyers, professionals, and investors. Also, dog walkers, exercise enthusiasts and socialites! This two double bedroom top-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 run over the grounds and even play 9-holes of golf. 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 second floor with the front door opening into an entrance lobby having a glass feature wall allowing light in through from the living room. A door opens into the entrance hallway where there is a built-in storage cupboard where you can stow away coats and shoes neatly out of sight and a built-in airing cupboard housing the water cylinder.

First on the right is the living room, you immediately notice how bright and airy this room is as light floods in from the patio doors. Your eyes are instantly drawn towards the patio doors that frame a beautiful mature tree with the Racecourse beyond. The living accommodation is a social layout as it flows through to the kitchen dining room, the perfect space for both relaxing and entertaining. The patio doors open out on to a private balcony which faces West so you can enjoy the afternoon and evening sun - a real feature of the apartment. Whether it's enjoying morning coffee, listening to nature's chorus or winding down with a glass of wine after work in the sunshine, this outdoor space adds another dimension to apartment living.





The kitchen dining room sits conveniently alongside, fitted with a range of cupboards and worktops over having inset induction hob and built-in oven and there is space for appliances. Its size makes it ideal for cooking up a storm in front of dining guests without feeling cramped and conversation can flow.

There are two double bedrooms, both well-proportioned and each benefiting from fitted eaves storage. The master bedroom also features fitted wardrobes, helping to keep the space clutter-free. The bathroom is neatly finished with a modern white suite including bath with shower over, wash hand basin and WC – everything you need to start the day with ease.

Outside to the front this apartment benefits with having an allocated parking space in the residents' car park. The current owner confirms that additional on street residents parking permits can be obtained from Warwick District Council.

This apartment perfectly blends convenience and lifestyle – a private retreat in the centre of Warwick, with everything you need right on your doorstep. Whether you're looking for your first home, a downsize, or an investment, Knights Court is a wonderful opportunity.





Positioned at the bottom of Linen Street, the apartment is just a short walk into Warwick town centre with its boutique shops, restaurants, coffee houses and historic attractions including Warwick Castle. The train station provides excellent connections to Birmingham and London, while the A46 and M40 are easily accessible for commuters. For those who enjoy the outdoors, right on your doorstep the Racecourse offers local walks, a running club and a 9-hole golf course. Beautiful riverside walks and St Nicholas Park are also close by.

Council Tax band: C

EPC Rating: D

Tenure: Leasehold

- Top Floor Apartment
- Two Double Bedrooms
- Living Room with Walkout Balcony
- Kitchen Dining Room
- Allocated Parking Space
- Views over Warwick Racecourse
- Walking Distance to Warwick Town Centre & Racecourse
- A46 and M40 are Easily Accessible for Commuters

TOP FLOOR 73.72 sq. m.
(793.48 sq. ft.)



TOTAL FLOOR AREA : 73.72 sq. m. (793.48 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Natalie Christopher Estate Agents

The Hamlet, Leek Wootton, Warwick - CV35 7QW

01926 967244 • hello@nataliechristopher.co.uk • nataliechristopher.co.uk

