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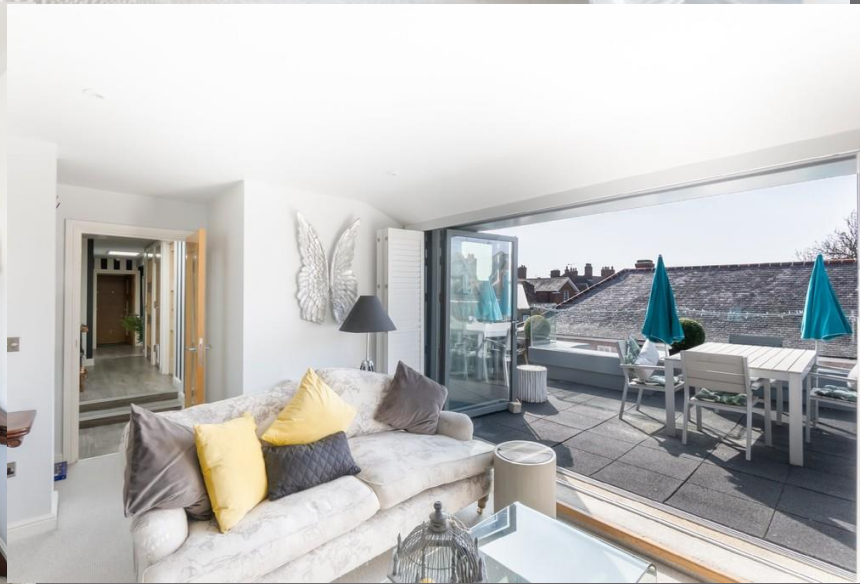
Apartment 7, Swan Court
Swan Street, Warwick, CV34 4BJ

Property Description

Apt 7, Swan Court is situated within a modern development of 9 luxury apartments, constructed in 2012 by a well-known local developer. The Penthouse is ideally positioned in the heart of Warwick town centre, and sits dominantly on the upper floor, commanding distant views from an amazing roof terrace towards the neighbouring landmarks and distant rural vista.

Boasting 1,408 sqft of light filled accommodation, this ultra-rare property needs to be seen to be fully appreciated. The stylish interior, ergonomic flow of rooms and high-quality finish gives this unique apartment an amazing feel, that is likely to appeal to a wide demographic of buyer.

In brief the accommodation comprises; Secure communal entrance lobby with intercom access point, stairs and lift rising to the upper floors. Entering the apartment, you are greeted by a light filled hallway with glazed roof lanterns, and stylish timber doors lead off to the various rooms, cloaks storage and a WC. The Impressive open-plan living space affords ample room for both seating and formal dining and enjoys an easy flow to a high specification kitchen complete with sleek handleless doors, contrasting granite tops and an array of fitted appliances. Bi-fold doors then lead out to a spectacular balcony and terrace enjoying a due west orientation, with space for both relaxed seating and dining - an amazing space to entertain guests or just enjoy on brighter days all year round.







There are three double bedrooms, two have access/views to the main terrace and stylishly appointed en-suite shower rooms. The main bedroom also boasts a walk-in dressing room and private balcony.

Externally, electrically operated double gates provide secure access a private carpark to rear, where this apartment has a single under cover parking space.

Location

Warwickshire's County Town is world-famous for its magnificent castle and historic charm. There are many attractions to visit, beautiful parks and gardens and buildings of outstanding quality from every period of the last thousand years. Warwick's mainly independent businesses offer an enticing blend of the old and the new - from gift shops, antique centres and traditional tea rooms to trendy boutiques, art galleries and fine restaurants. It is particularly convenient for access to many local centres, with a rail service from Leamington and Warwick and an Inter-city service at Coventry. The motorway network is immediately available at Junction 15 of the M40 at Longbridge Island, two miles to the south of the town centre, providing easy access to the north and south.





2



3



2



Second Floor



Total area: approx. 130.9 sq. metres (1408.8 sq. feet)

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92-100) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales | |
| EU Directive 2002/91/EC | |

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Leasehold with vacant possession upon completion of the purchase. 125 years from 2012 (115 years remaining).

Service Charge: £4,415 pa. Ground rent £250 pa.

Services: All mains services are understood to be connected to the property.

Local Authority: Warwick District Council. Council Tax Band E.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification

system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.vaughanreynolds.co.uk.

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10 Union Street, Stratford upon Avon CV37 6QT

T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk