



VAUGHANREYNOLDS
ESTATE AGENTS

26 Neville Court
Castle Lane, Warwick, CV34 4EZ



Occupying an elite position, covering the top floor of a prestigious apartment block in the heart of Warwick town centre, 'The Penthouse' provides an unrivalled level of accommodation, rarely seen out of central London. It boasts a wealth of space, lending itself well to a wide demographic of buyer looking for something different.

Occupying three levels totalling approximately 6,571 sq ft of space, the interior requires modernisation, allowing the new owner to create a bespoke home focused around a truly remarkable panoramic view towards the internationally renowned medieval Warwick Castle and beyond.

Entering the development through electric gates, passing the residents' parking bays, there is a further set of gates leading to a private enclosed courtyard, providing secure parking for several vehicles, access to both double garages and the internal accommodation. The integrated double garage has an electrically operated shutter door to front, tiled flooring throughout and a personnel door to rear leading to a residents courtyard garden. This space is ideal for a car enthusiast to enjoy his/her pride and joy in comfort, or has potential to be further developed into more accommodation -maybe a self-contained apartment if required.

Proceed to the basement, where a fully equipped leisure room provides the perfect workout and wellbeing space with commercial grade hot tub, sauna and steam room, along with an open space for gym equipment, all serviced by changing room facilities. A private lift then takes you to the Penthouse.

The private inner hall provides access to each of the four bedrooms and principal bathroom. The master suite is generous in size, has a private walk-out balcony, dressing room and en-suite bath/shower room. The guest bedroom has an equally well-appointed en-suite shower room. The main living space is vast, filled with natural light through dual aspect windows and glazed roof lanterns. Two private balconies take in the breath-taking vista and views towards the castle and the open plan kitchen is designed to embrace social dining and entertaining. With ample room for several dedicated 'living zones', this is space is seriously impressive.

Viewing is strongly recommended to fully appreciate the scale of accommodation on offer. A unique and once in a lifetime opportunity for any discerning buyer with vision.

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.







VIEWINGS - COVID-19

Whilst most legal restrictions on contact with others are no longer in place, we respectfully request that you continue to exercise caution when attending viewings as follows:

1. Viewing to be arranged strictly by appointment only.
2. Please continue to follow safe hygiene practices including hand washing, sanitising, and cleaning.
3. When viewing a home, the vendor may request that you wear a face covering. Government guidance states that these measures are "at the discretion of the homeowner", and we would ask you to accommodate their wishes.
4. Please do not attend for a viewing if you have recently displayed any symptoms of Coronavirus or have tested positive for Coronavirus and have been asked to isolate.
5. Representatives of VaughanReynolds in attendance will continue to have access to sanitisers and antibacterial gels/wipes.



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0.00 acre(s)

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 Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electricity and drainage are understood to be connected to the property. Central heating is oil fired.

Local Authority: Cotswold District Council. Council Tax Band G.

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, John Shepherd & Vaughan is pleased to offer the following:-

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

Professional Survey Department: We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice please contact us on **01789 292659**.

John Shepherd 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.

John Shepherd Vaughan, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither John Shepherd Vaughan nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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