



**VAUGHANREYNOLDS**  
ESTATE AGENTS

The Duplex Apartment, 15 High Street  
Warwick, CV34 4AP



## The Property

Extending over two upper floors, this spacious duplex apartment enjoys a central location in the heart of Warwick town centre, so will be an ideal home, second home or investment for a buyer wishing to enjoy the countless attractions and amenities at hand. There are several memorable features throughout enhancing the appeal and the property is being offered with no upward chain.

In brief, the accommodation comprises; Entering via part covered walkway, you are greeted by a feature glazed private entrance to the apartment. Stairs rise to the upper floor, where there are two good size bedrooms and a bathroom, comprising panel bath with shower over, WC and pedestal wash hand basin. Continuing to the second floor, the open plan living room and kitchen is an impressive space with double height ceilings and exposed beams, and provides ample room for relaxed seating and occasional dining. Dual aspect Juliet balconies provide light and the kitchen is equipped with a bank of storage and prep space.



Parking: Residents permits are available via Warwick District council, (Zone W2, includes High Street and Jury Street), at a cost of £25 per permit, per annum.



### Location

Warwick is a most attractive market town, convenient for access to many Midland centres and with excellent communications to the north and south by way of the motorway system. Junction 15 of the M40 is at Longbridge Island, two miles to the south of the town centre. Rail services are available at Warwick and Leamington Spa stations.

The town has a wealth of amenities, including specialist shopping, restaurants and wine bars. Excellent educational facilities are available in both the private and public sector. Warwick Boys School and the Kings High School for Girls are close to the town centre.

Royal Leamington Spa is two miles away with more comprehensive shopping in The Parade and The Royal Priors and further good quality schools, Arnold Lodge and Kingsley School being well regarded.



## 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 - 125 years from June 2002 expires 2127. Ground rent is £150 per annum. Services Charge to be confirmed.

Local Authority: Warwick Warwick, Council Tax Band B

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Total area: approx. 57.5 sq. metres (618.5 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	