



LINEN STREET, WARWICKSHIRE, CV34
£222,250 LEASEHOLD

Winkworth



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A secure communal entrance leads to the apartment, where a welcoming entrance hall provides access to all principal accommodation together with useful storage cupboards. Occupying the top floor, the apartment enjoys a particularly peaceful setting with no neighbours above, creating a quiet and relaxing home.

The spacious living room is flooded with natural light and enjoys direct access onto a private south-facing balcony, creating a wonderful place to relax whilst taking in uninterrupted views across Warwick Racecourse and the surrounding greenery.

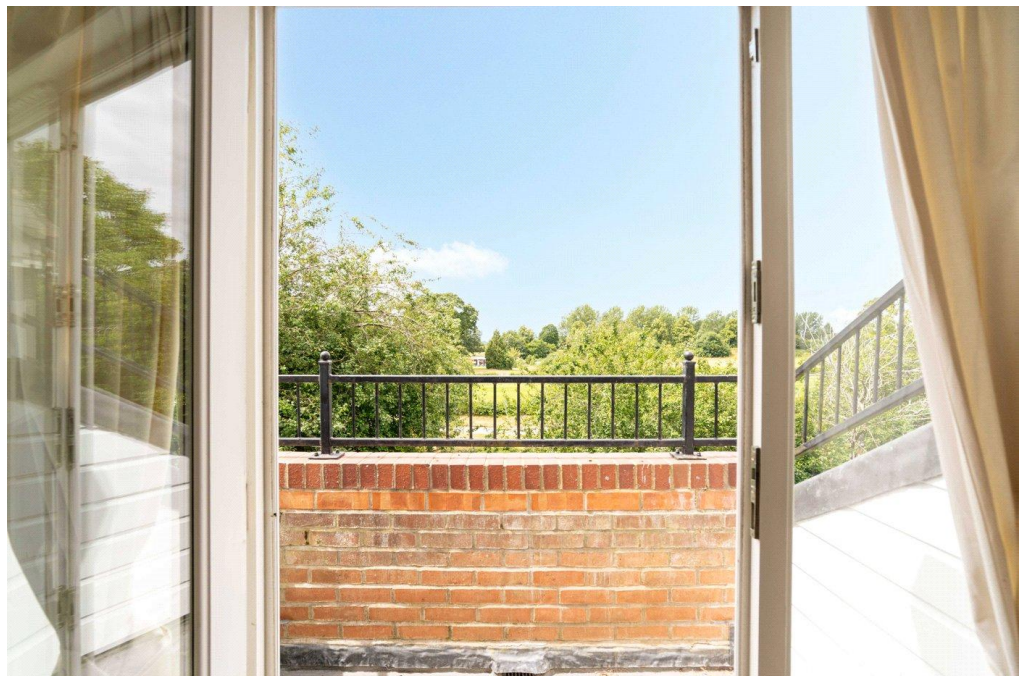
Positioned adjacent to the living room, the generously proportioned dining kitchen offers ample space for both cooking and dining. Fitted with an excellent range of base and wall units, the kitchen incorporates an integrated electric oven, ceramic hob and extractor hood, with further space for freestanding appliances and a dining table.

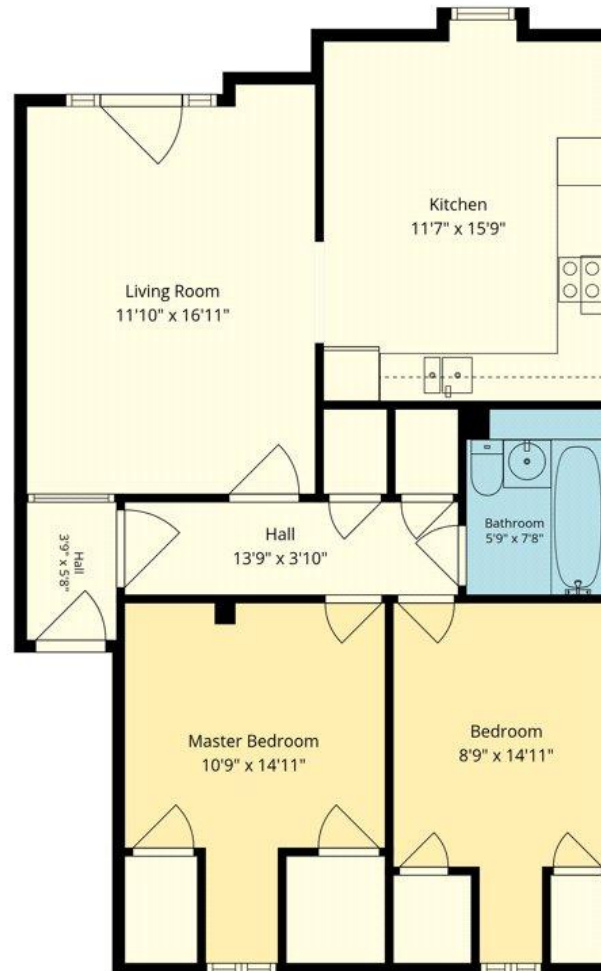
There are two well-proportioned double bedrooms, both benefiting from built-in storage cupboards, making the apartment equally suited to owner occupiers, guests or those requiring a home office. Completing the accommodation is a modern bathroom fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.

Externally, the property benefits from one allocated parking space together with attractive communal grounds. The standout feature is undoubtedly the private south-facing balcony, enjoying exceptional open views over Warwick Racecourse and beyond. The apartment is perfectly positioned to enjoy both worlds—just a short walk from the cafés, restaurants, independent shops and historic landmarks of Warwick town centre, whilst also being moments from beautiful countryside walks and open green spaces surrounding the racecourse.

Offered to the market with no onward chain, this superb apartment combines generous accommodation, a peaceful top floor position, a highly sought-after location and outstanding views, making it an excellent opportunity to secure a home in one of Warwick's most desirable developments.







Total: 753 sq. ft
 1st Floor: 753 sq. ft
 Excluded Areas: Low Ceiling: 77 sq. Ft, Walls: 63 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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