



2 bed apartment to buy in CV34

Wharf Street, ., Warwick, Warwickshire,
CV34 5LS

£285,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Stunning duplex apartment
- ✓ Two double bedrooms with
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Immaculately finished and set over two spacious levels, this contemporary two-bedroom duplex apartment in Warwick offers the perfect blend of luxury, comfort, and low-maintenance living.

Recently built and maintained to a high standard, the property features generous interiors, stylish fittings, and two private en-suite bedrooms, making it an ideal choice for professional couples, downsizers, or those seeking a lock-and-leave lifestyle with easy access to local amenities.

On the lower floor, the modern kitchen flows seamlessly into a bright and sociable living/dining area, opening out to a private balcony, perfect for morning coffee, relaxing after work, or entertaining guests. Upstairs, two spacious double bedrooms both enjoy sleek en-suite shower rooms, with the principal suite also boasting a walk-in wardrobe and dedicated dressing area.

Tucked to the rear of the development, the apartment comes with an allocated under-building parking space.

Whether you're a first-time buyer, commuter, or simply looking to enjoy contemporary living in a historic market town, this beautifully presented duplex is a rare find in the heart of Warwick.

Location – Perfectly positioned on Wharf Street, this apartment offers all the benefits of central Warwick living, with the town's historic charm, amenities, and transport links right on your doorstep.

Just moments from the vibrant town centre, residents can enjoy a wide selection of independent shops, cafés, restaurants, and cultural landmarks including Warwick Castle and the beautiful St. Nicholas Park. Warwick and Warwick Parkway train stations are both within easy reach, providing direct connections to Birmingham, London, and beyond, making this an ideal base for commuters and weekend travellers alike.

With excellent local schools, riverside walks, and easy access to major road links such as the A46 and M40, Wharf Street combines the character of a historic market town with the convenience of modern, connected living.

Kitchen

A sleek, modern kitchen fitted with high-quality integrated appliances and ample storage throughout. Designed with both style and practicality in mind, it offers clean lines, contemporary finishes, and everything you need for everyday living or entertaining with ease.

Lounge/Diner

Bright and airy, this stylish open-plan lounge/diner features French doors leading out to a private balcony. A striking brick feature wall adds character, while a versatile nook offers the ideal space for a study or reading corner.

Balcony

Accessed via elegant French doors, the balcony is a welcoming outdoor space, ideal for relaxing with a coffee or enjoying the evening sun

Cloakroom

A practical downstairs cloakroom combined with utility space.

Bedroom 1 with walk-in wardrobe and en-suite

A spacious and light-filled double bedroom featuring a skylight and a built-in storage cupboard. This impressive room also benefits from a walk-in wardrobe with its own skylight, as well as a sleek three-piece en-suite, also naturally lit via skylight, creating a bright, private retreat with excellent storage and comfort.

Bedroom 2 with en-suite

Another generously sized double bedroom, this light and airy space features a striking window wall that floods the room with natural light. It also benefits from a modern three-piece en-suite, making it ideal for guests or shared living.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services

Council Tax Band: D

Tenure: Leasehold

Annual Service Charge Amount: £2,124.00

Price: Starting Bid £285,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Lounge / Diner

5.70m x 5.40m (18'8" x 17'8")

Kitchen

4.00m x 2.00m (13'1" x 6'6")

Cloakroom

2.50m x 1.00m (8'2" x 3'3")

Bedroom 1

5.40m x 2.60m (17'8" x 8'6")

Bedroom 2

3.60m x 2.60m (11'9" x 8'6")

Balcony

2.90m x 2.00m (9'6" x 6'6")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	69
(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 	

Wharf Street, ., Warwick, Warwickshire, CV34 5LS

Contact your local branch today for more information on this property:

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