



## 2 Bed, Ground Floor Apartment

1 Abbotsford  
Barrack Street  
Warwick  
CV34 4TH



**MARGETTS**  
ESTABLISHED 1806

Price Guide £255,000

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Forming part of the atmospheric and attractive market square, this stunning ground floor, period apartment enjoys a delightful setting and represents a rare and exciting opportunity to acquire a two double bedroom, ground floor apartment in the heart of historic Warwick.

Front door with communal intercom to the apartment opens into the

### GRAND COMMUNAL RECEPTION HALL

with beautiful staircase rising to the upper floors and private front door opening to the apartment itself.

### PRIVATE APARTMENT RECEPTION HALL

with video intercom receiver, telephone connection point, electric panel heater, and door opening to a large shelved storage cupboard.

### OPEN PLAN LOUNGE DINING KITCHEN

#### LOUNGE/DINING AREA

15'0" x 13'0"

with two tall sash windows overlooking the market square, and electric panel heater.

#### FITTED KITCHEN AREA

8'0" x 8'7"

with roll edge work surfacing incorporating the electric hob and a one and an half single drainer, stainless steel sink unit with mixer tap. Base cupboards beneath incorporating the electric double oven and leaving space and plumbing for a washing machine, tall larder cupboards, one housing the fridge/freezer and the other forming part of a pull-out storage unit. Eyelevel wall cupboards with cooker hood, tiled splashback areas, integrated Beko full size dishwasher and wood effect flooring.

#### MASTER BEDROOM - REAR

14'6" x 11'4"

with two tall windows, and the measurements include a comprehensive range of fitted bedroom furniture, including wardrobes, bedside cabinets, and dressing/desk unit.

Doors open to the

#### ENSUITE CLOAKROOM

with low-level WC, wash hand basin with mixer tap, tiled splash backs, extractor fan and shaver point.

#### BEDROOM TWO - FRONT

13'5" x 13'3" max reducing to 10'2"

Again incorporating a comprehensive range of fitted bedroom furniture with wardrobes, dressing table/desk unit and freestanding matching bedside cabinets. Electric panel heater and fitted cupboard incorporating the hot water cylinder. Two tall sash windows affording attractive views across the Market Square.



#### **APARTMENT BATHROOM**

has a white suite with panelled bath having a Triton adjustable shower over, low-level WC and wash handbasin with mixer tap with double door cupboard beneath, heated towel rail, large tiled areas, tall window and shaver point.

#### **PARKING AND GARDEN**

To the rear of the property there is a car parking area with an allocated space for the apartment and small lawned garden.

#### **GENERAL INFORMATION**

We understand the property is leasehold with a lease for 127 years dated from 1st July, 2055.

The current service charge is £3,719 per annum.





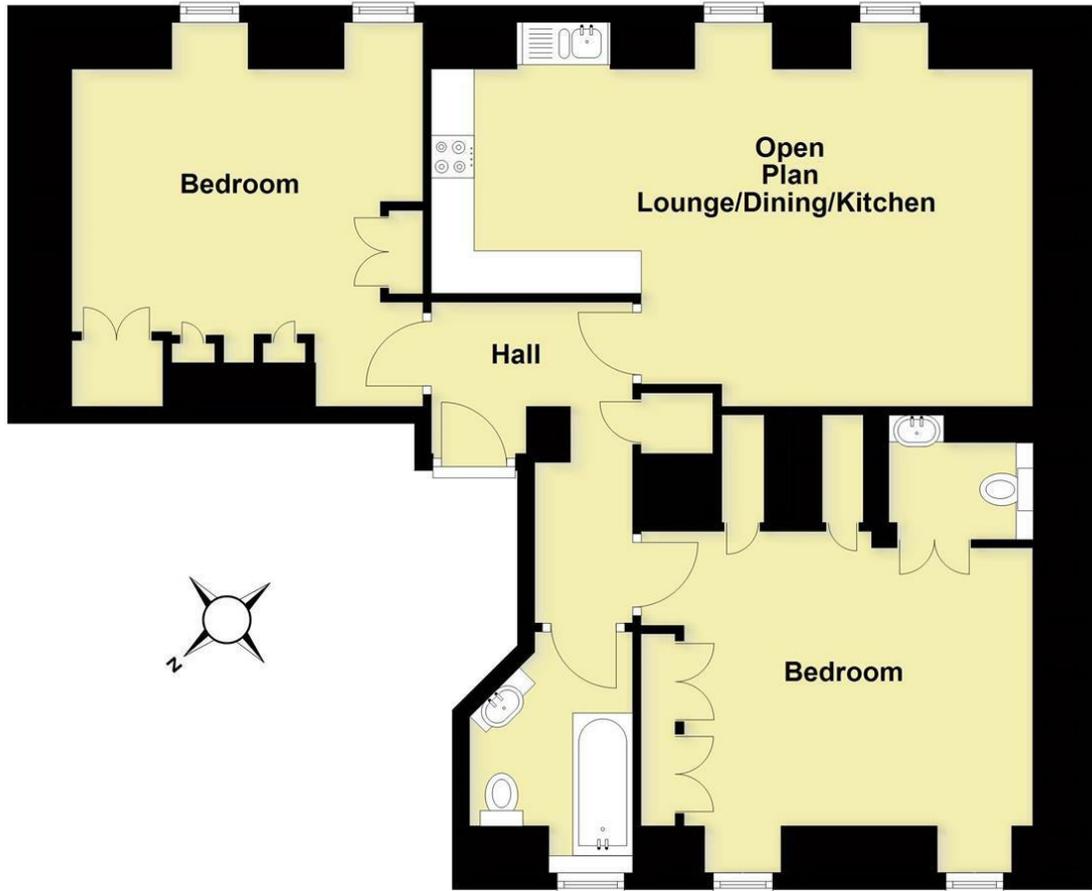


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## Ground Floor

Approx. 78.5 sq. metres (845.2 sq. feet)



Total area: approx. 78.5 sq. metres (845.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### CONTACT

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