

## 3 Bed Townhouse

1 Castle Mews, Castle  
Street  
Warwick  
CV34 4BP

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £585,000



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An extremely exciting and rare opportunity to acquire a completely refurbished and spacious three storey townhouse nestled in the heart of historic Warwick providing beautifully appointed accommodation with up to 4 bedrooms, if desired. The property enjoys off-road parking which is a rare feature in the town centre. Viewing highly recommended.

Front door opens into the

**DRAWING ROOM**

14'10" excl. wardrobes x 12'5"

with two period style radiators, feature panelling, wood flooring, gas effect period fire setting with hearth and surround, newly installed double glazed sash window both to the front and the side with fitted shutters. Attractive, full height range of fitted bespoke Leicht built-in cloaks and storage cabinets.

**STUNNING REFITTED DINING KITCHEN**

12'11" x 9'8"

Beautifully appointed quality bespoke German made kitchen units by Liecht with stylish Silestone work surfacing having matching up stands and inset sink unit with mixer tap and additional Quooker hot water tap. Stunning Nikola Telsa electric hob designed and built by Elica (using advanced induction technology) with built-in extractor. Two range of eyelevel wall cupboards and base units incorporating Siemens built-in appliances, dishwasher, Siemens microwave combination microwave and oven and additional Siemens oven. Large cupboard incorporating the Bosch integrated fridge/freezer, storage/display shelving and huge dining/breakfast bar with room for chairs and units under incorporating a slim line Siemens wine chiller. Double glazed window to the side. Period style radiator and beautiful, Porcelanosa floor and wall tiles.

**CLOAKROOM**

With low-level WC, wash hand basin with mixed tap and cupboard beneath, tiled floor, tiled splashback, single glazed obscured window, heated towel rail, Porcelanosa floor and wall tiles.

Staircase rises to the first floor landing with radiator and down lighter.

**SITTING ROOM/OCCASIONAL BEDROOM FOUR**

12'5" max x 11'5" max

With beautiful wood effect flooring, double glazed sash window to the front of the property again affording glimpses of Warwick Castle, period style radiator.

**BEDROOM TWO - FRONT**

10'10" x 10'2"

With period style radiator, feature panelling to one wall, and double glazed window to the front affording attractive views and glimpses of Warwick Castles Guys Tower.

**BEDROOM THREE - REAR**

10'10" max into wards x 9'5" max reducing to 6'3"

With period style radiator, panelling to one wall with two wiring wall light points and double glazed window with shutters to the rear.



### **SUPERBLY APPOINTED SHOWER ROOM**

With large walk-in shower cubicle with tiled surrounds, wash hand basin with mixed tap and drawers beneath, heated towel rail, single glazed window, and cupboards housing plumbing for the washing machine and space for a tumble dryer. Quality Porcelanosa floor and wall tiles.

Staircase rises from the first floor landing to the second floor landing with single glass window to the rear.

### **MASTER BEDROOM SUITE**

#### **MASTER BEDROOM**

11'9" with a floor area of 12'11"

(Shoulder height for a 6 foot person approximately 2.33 m) with under eave storage, two period style radiators, exposed timbers, and double glazed Velux roof lights with blinds to both the front and rear elevation each affording attractive views across the county town.





### DRESSING AREA

11'9" inc fitted ward's x 4'10" max' red' to 4'1".

(Explained: 3.6 m including fitted wardrobes and shelves with a floor space of 1.49 m reducing to 1.27 m) with handy storage with hanging space and shelves, and double glazed Velux roof lights again affording the most attractive views of the county town.

### AIRING CUPBOARD

housing the Worcester combination gas fired central heating boiler.

### FOUR PIECE BATHROOM

(Serving the master bedroom) beautifully appointed with contemporary turbo bath having handheld shower attachment and mixer tap, wash hand basin with mixer tap, low-level WC with concealed cistern, and large walk-in tiled shower cubicle with rain shower and handheld shower attachment to the side. Beautiful wood effect Porcelanosa wall tiles. Porcelanosa floor tiles, heated towel rail and two double glazed roof lights.



### OUTSIDE

In Castle Mews car park there is one car parking space allocated to number one.

### GENERAL INFORMATION

The property is freehold and all mains services are connected.

Please note, the council tax banding may possibly increase in due course, as the property has been extended by present owner (loft).

The owners inform us, street parking permits can be applied for. Ask for more details.





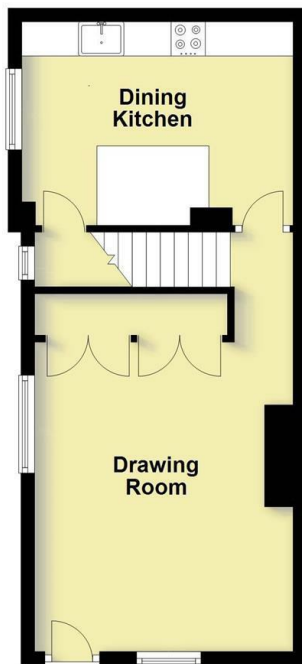


**1 Castle Mews, Castle Street, Warwick, CV34 4BP**



## Ground Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 108.2 sq. metres (1164.8 sq. feet)

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

## First Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



## Second Floor

Approx. 29.3 sq. metres (315.3 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CONTACT

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