



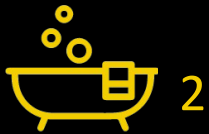
2 Bed stunning converted apartment

7 Montague House, Marne Close
Warwick
CV34 4NG


MARGETTS
ESTABLISHED 1806

Price Guide £495,000

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A truly stunning period converted apartment! This magnificent, extensive ground floor two bedroom period conversion originally converted by Court Homes has sympathetically retained many original features such as the extended bookcase to the principle drawing room together with attractive high ceilings. The building was formerly known as Emscote Lawns School and now this stunning apartment combines a state of the art development with attractive parkland to the front and is favourably located midway between Royal Leamington Spa and Warwick and is within an easy distance of Warwick train station and hospital. The property offers magnificent accommodation throughout, of a style and size rarely seen on the open market. Viewing is warmly recommended.

Beautiful steps lead up to a

GRAND PERIOD VERANDA

with steps leading to the front door opening into a

STUNNING RECEPTION HALL

with tiled floor and telephone security link to the apartment.

Private door opens into the apartment.

RECEPTION HALL/SUPERB DINING ROOM

19'0" x 13'11"

Delightful room which could also double up as a second sitting room and enjoys electric fire setting with hearth and surround, deep skirting boards, picture rail and coved ceiling, three sets of wall lights, eye level double glazed window and doorway through to the

TRULY MAGNIFICENT DRAWING ROOM

19'1" x 16'8"

This amazing room has high ceilings, attractive multi panel sash windows overlooking the front elevation and garden with window shutters, ceiling rose, coved ceiling and a wealth of fitted timber panelling and bookcases with storage cupboards, carved fireplace with open fire and hearth, night storage heater and television aerial point.

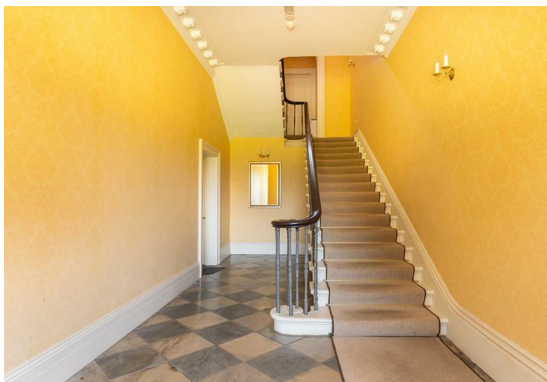
"L" SHAPED INNER HALLWAY

part of which is beautifully tiled, coved ceiling, electric panel heater and wiring for three wall lights.

FITTED BREAKFAST KITCHEN

16'7" x 14'4" into door recess reducing to 9'2"

with roll edge work surfacing extending around the kitchen area with a one and a quarter bowl single drainer, stainless steel sink unit with mixer tap and an inset four ring Bosch hob, range of cupboards with integrated washing machine and separate full-size dishwasher, tall larder cupboard with fridge freezer, further tall larder cupboard with Bosch electric oven and Bosch microwave, range of eyelevel wall cupboards with cooker hood, under unit lighting and display cupboards. Doors opening to shelved storage cupboard and further airing cupboard housing the insulated hot water cylinder.



FAMILY SHOWER ROOM

has a refitted shower cubicle with adjustable shower, wash hand basin, low-level WC, shaver point, tiled areas and electric panel heater.

BEAUTIFUL MASTER BEDROOM

15'8" x 9'9" excluding door recess

This room noticeably has a large full height period window enjoying captivating views across the garden and the central park. The measurements include two double door, fitted wardrobes with bedside cabinets and chest of drawers, deep skirtings, picture rail, coved ceiling, wiring for wall light and lighting fitted above the bed recess.



ENSUITE BATHROOM

has a white suite with panel bath having mixer tap and handheld shower attachment, low-level WC, wash hand basin, panel heater, deep skirtings, tiled areas and downlighters.



BEDROOM TWO

11'10" x 9'10"

again featuring full height opening window with engaging views across the garden and park, wiring for a wall light, picture rail, coved ceiling, electric panel heater and the measurements include a four-door fitted wardrobe with hanging rail and shelves and chest of built-in drawers.

OUTSIDE/PARKING

Montague house is positioned at the end of Marne Close and enjoys its own private driveway where the apartment has two allocated car parking spaces.



GARDENS

There are well maintained garden areas with central park beyond which allows access for nearby residents.

GENERAL INFORMATION

The property is leasehold with a 125 year lease starting on the 15th March, 2003. However the residents own the management company for which this property will have a 1/9 share. The management company is Montague (Emscote) House Management Company Limited.

We understand the service charge is £182 per calendar month.

We understand all main services are connected except gas.





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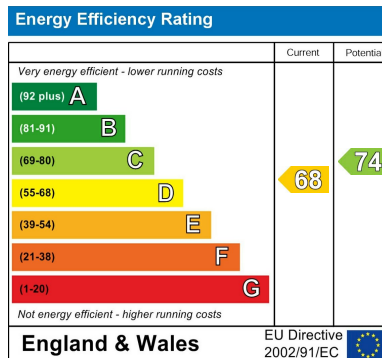


Ground Floor

Approx. 125.0 sq. metres (1345.8 sq. feet)



Total area: approx. 125.0 sq. metres (1345.8 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



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