

**Two bed, first floor, retirement
apartment**

**14 Castlegate Mews St.
Nicholas Church Street
Warwick
CV34 4JD**



MARGETTS
ESTABLISHED 1806

Price Guide £115,000

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Superbly positioned, in the centre of the County Town, this purpose-built retirement apartment enjoys the benefit of a lift to all floors and provide two bedrooms, living room with kitchen off and bathroom with shower. Highly sought-after town centre development, offered with no upward chain. Viewing recommended.

Communal front door with security link opens into the communal hallway with the option of either the staircase or lift proceeding to the first floor landing.

Private door opens to the apartment.

PRIVATE RECEPTION HALL

with telephone security link, and electric night storage heater. Off the landing there is a deep airing cupboard with slatted wood shelving and hot water cylinder.

LIVING ROOM

12'9" x 12'0" reducing to 8'4"

with sealed unit double glazed window having secondary glazing panels overlooking the courtyard and treetop views beyond, electric night storage heater, ornate fire setting, television aerial connection point, satellite point, FMDAB point, coved ceiling and archway through to the

KITCHEN

8'8" x 7'9" red' to 6'2"

with roll edge work surfacing incorporating a one and a quarter bowl sink unit with mixer tap and single drainer, together with Neff electric hob and base units beneath with the Neff oven, range of eyelevel wall cupboards with cooker hood and under unit lighting. Space and recess for washing machine, and further space for under counter appliance.

BEDROOM ONE

12'9" max red' 9'6" x 11'8" max red' 9'6"

Please note all measurements include wardrobes - With a range fitted wardrobes, electric panel heater, coved ceiling, sealed unit double glazed window with secondary glazing to the front.

BEDROOM TWO

8'6" x 7'6"

with electric panel heater and sealed unit double glazed window to the front with secondary glazed panels.

BATHROOM

The property enjoys the bathroom with coloured suite having panel bath with an adjustable shower over, wash hand basin, low level WC, extractor fan, electric wall heater, shaver point and heated towel rail.

OUTSIDE

There are communal areas to Castlegate Mews with seating areas having benches surrounded by shrubs and plants. There is also an area for dustbins and two visitor car parking spaces.

COMMUNAL RESIDENTS LOUNGE

We also understand that there is a communal residents lounge.

GENERAL INFORMATION

The property is leasehold and the length of lease is 99 years from 29th April, 1988.

Service charge and ground rent are to be confirmed. (we verbally understand, is now £215.00pcm)





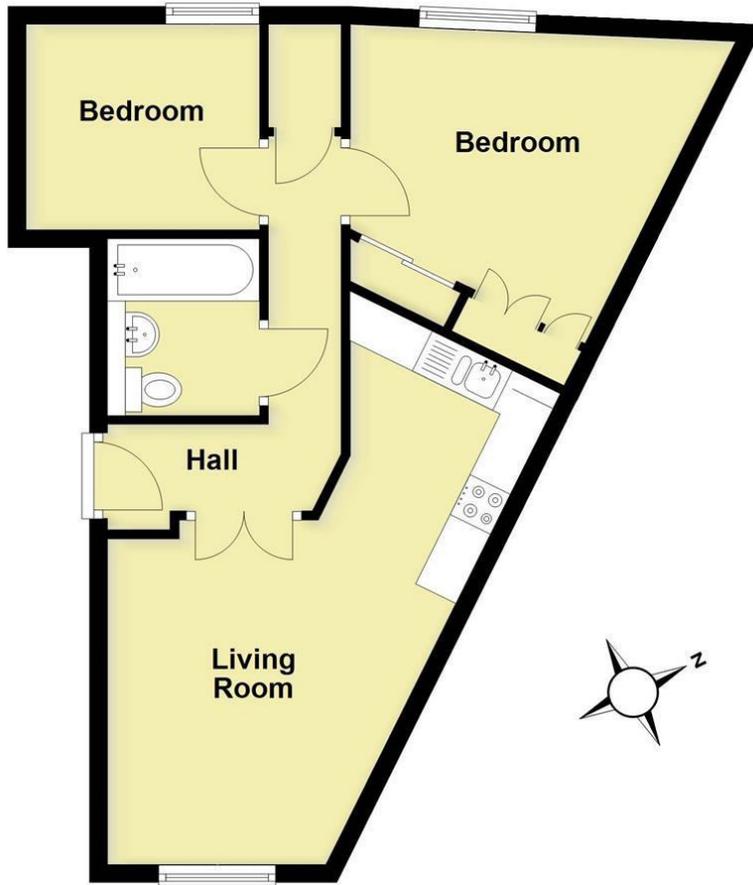


14 Castlegate Mews St. Nicholas Church Street, Warwick,



First Floor

Approx. 46.6 sq. metres (501.5 sq. feet)



Total area: approx. 46.6 sq. metres (501.5 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) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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