



2 Bed, Ground Floor Apartment

1 Abbotsford
Barrack Street
Warwick
CV34 4TH



MARGETTS
ESTABLISHED 1806

Price Guide £285,000

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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.







1 Abbotsford, Barrack Street, Warwick, CV34 4TH



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) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	42	
(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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