



1 Bed Apartment

43 Martinique Square
Bowling Green Street
Warwick
CV34 4DG


MARGETTS
ESTABLISHED 1806

Price Guide £167,500

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A superb, well presented, second floor one bedroom purpose built apartment with secure allocated parking and use of amazing historic gardens situated in this very popular gated development in the heart of the county town.

GENERAL

Security pedestrian gates and vehicle gate opens into the communal areas.

Private entrance door to Skelton House with telephone security link, opens into the communal hallway and staircase rising to the second floor landing.

PRIVATE ENTRANCE HALL

with telephone video security handset, night storage heater, and door opening to a deep airing cupboard with hot water cylinder and slatted wood shelf.

LOUNGE/DINING ROOM

17'4" m x 10'5" m maximum

with coved ceiling, television aerial point, telephone connection point, two electric night storage heaters, full height sealed unit double glazed French doors with matching side windows opening onto the Juliet balcony. Arch to the:

FITTED KITCHEN

7'3" x 6'10"

with roll edge work surfacing extending to three walls incorporating a one and a quarter bowl single drainer sink with mixer tap and Neff four ring electric hob. Range of base units incorporating the washing machine and full size Neff dishwasher. Neff electric oven, range of eyelevel wall cupboards, including cooker hood, and tall cupboard incorporating the fridge and freezer. Tiled splashbacks, tiled floor, sealed unit double glazed window, and down lighters.

DOUBLE BEDROOM

13'5" maximum by 9'7" maximum

delightful double room with telephone connection point, television aerial point, sealed unit double glazed window, electric panel heater and the measurements include a double door, fitted wardrobe with hanging rail and shelf.

APARTMENT BATHROOM

has a white suite with panelled bathroom with tap secured shower attachment and mixer tap, low level WC, wash hand basin, half height tiling on all walls and full height tiled splashback around the bath and shower, extractor fan, shaver point and down lighters.

GARDEN

Martinique Square is well known for its beautiful communal garden access at the rear of the development with gardens, flowerbeds and established shrubs and plants. Please see our video - this is amazing!

PARKING

There is an allocated car parking space labelled for the apartment located within the central courtyard.

GENERAL INFORMATION

The property is leasehold and the length of lease, service charge and ground rent to be confirmed.



Leasehold - 999 years from 27th November 2018
 Ground Rent - 0
 Service Charge - 1/4/2024 to 31/3/2025 at £1,743.00 payable in 2 £871.73 payments.
 Managing Agents, Loveitts in Coventry.
 Freeholders are Martinique Square Management Co Limited.
 Extra charge expected to help replace the windows and French doors, in 2025.
 We believe all mains services are connected except gas.







**43 Martinique Square, Bowling Green Street, Warwick,
CV34 4DG**



Second Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



Total area: approx. 42.8 sq. metres (461.2 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	78	81
(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	

DIRECTIONS

Management company contact Gio.Dainty@loveitts.co.uk Tel: 02476 228111 - Option (3)

CONTACT

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