



**Connells**

Martinique Square  
Warwick



### Property Description

\*\*\*NO CHAIN\*\*\* for this desirable one bedroom apartment in the desirable location of Warwick town centre. The property comprises, entrance hall, spacious lounge diner with a Juliet balcony, separate kitchen with integrated appliances, family bathroom and a double bedroom. The property also comes with secure, gated allocated parking for one car.

Martinique Square is the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The property is a short 16 minute walk to St Michael's Hospital and a short 6 minute drive or less than 30 minute walk to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

### Entrance Hall

Double glazed window to side, store cupboard and carpeted flooring.

### Lounge

17' 5" x 10' 7" ( 5.31m x 3.23m )

Juliet balcony to side and carpeted flooring.

### Kitchen

7' 3" x 6' 11" ( 2.21m x 2.11m )

Fitted with a range of wall and base units with work surface over, built in oven, hob with extractor fan, fridge freezer, space and plumbing for washing machine, spotlights and double glazed window to side.

## Bedroom One

13' 4" x 9' 7" ( 4.06m x 2.92m )

Double glazed window to side, wardrobes and carpeted flooring.

## Bathroom

Shower over bath, tiled flooring and part tiled walls, WC, wash hand basin and spotlights.

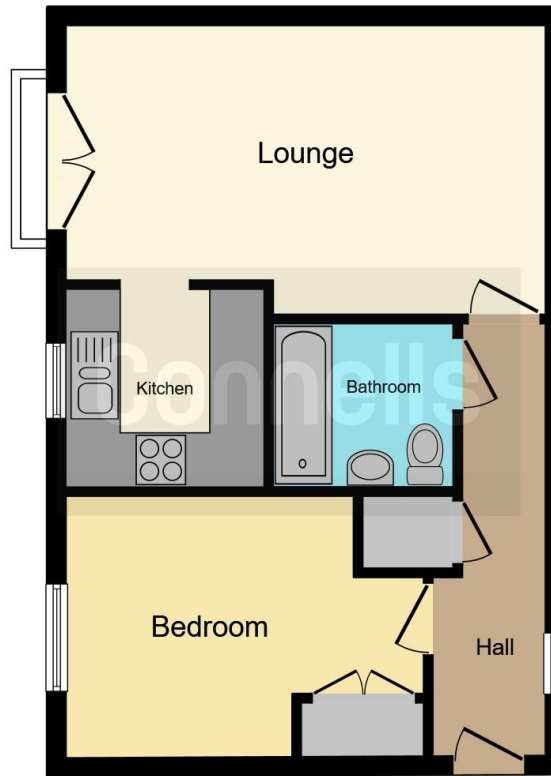
## Parking

One allocated parking space, secure and gated.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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14 High Street  
WARWICK CV34 4AP

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR106827](http://connells.co.uk/Property/WAR106827)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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