



**2 Bed
Apartment
located in Castle Lane**

Eastgate House
Castle Lane
Warwick
CV34 4BT


MARGETTS
ESTABLISHED 1806

Guide Price £295,000

Eastgate House
Castle Lane
Warwick
CV34 4BT



Guide Price £295,000

A very exciting and rare opportunity to acquire a superb ground floor apartment, forming part of a highly prestigious development, right in the centre of our charming County town, and benefiting from two bedrooms, and integral garage! We warmly recommend viewing at the earliest opportunity.

A very exciting and rare opportunity to acquire a superb ground floor apartment, forming part of a highly prestigious development, right in the centre of our charming County town, and benefiting from two bedrooms, and integral garage! We warmly recommend viewing at the earliest opportunity.

Recess porch with cold water tap and front door opening into

ENTRANCE VESTIBULE

with radiator, down lighters and further door opening into the

RECEPTION HALL

with cloaks cupboard off, further door opening to additional useful linen cupboard with slatted wooden shelving.

CLOAKROOM

with low-level WC and wash handbasin together with half height tiling to the walls and tiled floor. Radiator and extractor fan.

FITTED KITCHEN

has a range of roll edge worksurfaces extending around the room and incorporating the four ring gas hob with cooker hood over and electric oven beneath the worksurface and incorporates a 1 1/4 bowl single drainer sink unit with mixer tap. Base units beneath incorporate the Neff integrated dishwasher, eye level wall cupboards, recess and space with plumbing for washing machine and larder style fridge freezer, range of shelving and radiator.

BEAUTIFUL LIVING ROOM

has down lighters, radiator and coved ceiling together with radiator and secondary glazed French doors with matching side windows opening onto the communal patio and communal gardens beyond.

..

MASTER BEDROOM

has radiator, secondary glazed sash window, two sliding doors open to a deep fitted wardrobe.

BEDROOM TWO

with radiator, and secondary glazed sash window with radiator under.

REFITTED APARTMENT SHOWER ROOM

has a large walk-in shower cubicle with adjustable shower, low-level WC and wash hand basin together with tiled floor and full height tiling on all walls, radiator and extractor fan.

GARAGE

The property enjoys a rare integral single garage with electrically operated garage door.



COMMUNAL GROUNDS

Eastgate House enjoys communal grounds with lawns and parking areas.

GENERAL INFORMATION

The property is on a long lease with approximately 995 years left to run. Details to be confirmed.

We are informed that the service charge is £240 per month.

Ground Rent - £25.

All main services are connected.

Council Tax Band - C.

Local Authority - Warwick District Council.

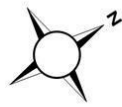
Viewings are strictly by prior appointment through the agents.





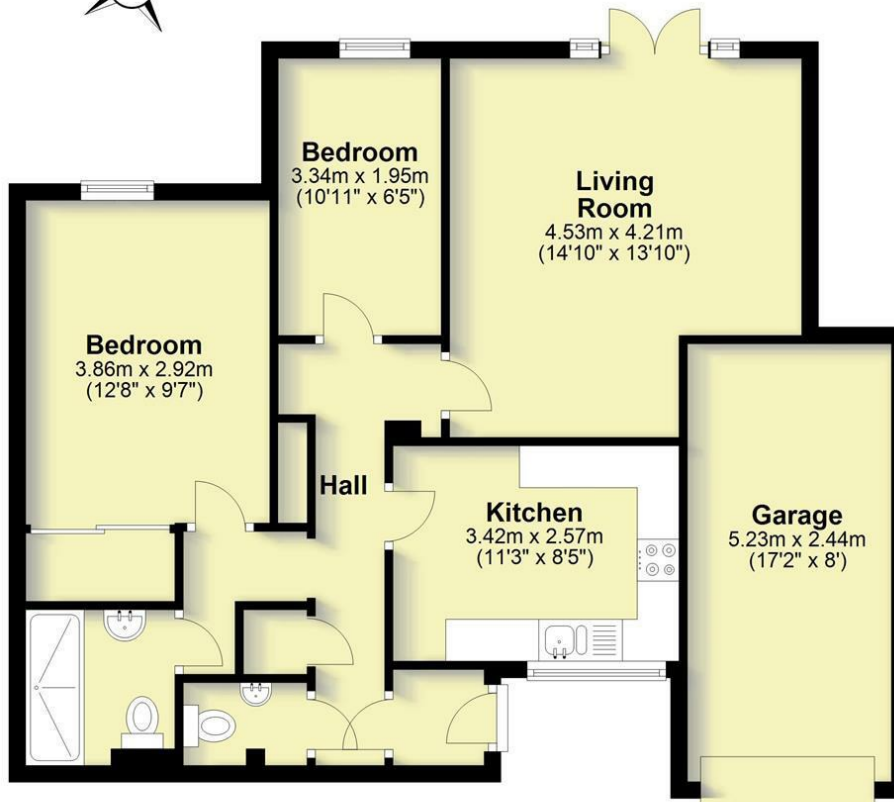
Eastgate House, Castle Lane, Warwick, CV34 4BT





Ground Floor

Approx. 76.2 sq. metres (820.3 sq. feet)



Total area: approx. 76.2 sq. metres (820.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total floor area does not include the Outbuildings

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(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	

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk



MARGETTS
ESTABLISHED 1806