



**1 Bed  
Flat**

**located in St Nicholas Church Street**

**Flat 1 The Corn Barn  
St Nicholas Church Street  
Warwick  
CV34 4JD**



**MARGETTS**  
ESTABLISHED 1806

**Price Guide £142,500**

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## Price Guide £142,500

Charming, compact and attractive, one bedroom period ground floor apartment, nestled right in the heart of our historic county town, offering one bedroom accommodation with lots of character. Ideal Buy To Let as current tenant would like to stay if possible. Sensible Price.

### Entrance

Communal front door, with intercom, opens into the:

Communal Entrance Hall.

### Charming open plan Living Room/Kitchen

16'9" overall by 11'5" (max) overall

Living Area:

with windows to the rear and exposed timbers, central heating radiator,

In the Kitchen area.

There is a run of role edge work surfacing incorporating a single drainer sink with mixer tap and a 4 ring gas hob, base units and electric oven under, and two eyelevel wall cupboards with cooker hood. Integrated washing machine and space for a fridge/freezer. Wall mounted gas fired central heating boiler, and window to the front. Timber door opens to a storage cupboard.

### Double Bedroom

10'8" maximum by 7'6"

with exposed ceiling timbers, window and central heating radiator.

### Bathroom

The apartment bathroom has a white suite with panelled bath having a shower over, low level WC and wash hand basin. Radiator. Window.

### GENERAL INFORMATION

We understand all mains services are connected.

The property is on a long lease of 999 years, starting 1 Jan 2002

Ground Rent is £100.00 until 2035, rising to £200.00

The Freehold is owned by Hamlin Estates and NOT included in the sale.

A management company has been set up, with £2,000 sinking fund.

Current tenant is in a periodic tenancy agreement, and currently paying £595,00pcm with rent review due.

All four properties have been owned by one investment company, and the landlords have set up a new management company for which the purchasers of this apartment will be granted, a 25% share.

The current service charge is set at £50.00 per month. This is based on the expenditure maintaining the communal areas of the development over the last five years which has averaged less than £50.00 per month, but as the management was done by the owners themselves this doesn't take into account a managing agent or accountant fees should the new shareholders decide to appoint them, then this will increase accordingly.





## Ground Floor

Approx. 29.4 sq. metres (316.8 sq. feet)



Total area: approx. 29.4 sq. metres (316.8 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### CONTACT

12 High Street  
Warwick  
Warwickshire  
CV34 4AP

E: [sales@margetts.co.uk](mailto:sales@margetts.co.uk)

T: 01926 496262

[www.margetts.co.uk](http://www.margetts.co.uk)

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