



**2 Bed
Flat
located at**

**18 The Woolpack
Market Street
WARWICK
CV34 4WP**


MARGETTS
ESTABLISHED 1806

Price Guide £195,000

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Beautifully positioned in the heart of the county town, this purpose built two bedroom first floor apartment enjoys bathroom, L-shaped dining/kitchen, two bedrooms, ensuite shower room and living room. The property forms is part of a secure, gated development in the heart of Warwick and is highly recommended by the agents. A secure parking space is included.

Entrance

Communal security gates with telephone intercom to each apartment, opens into the smart Communal Courtyard.

Communal Hallway

Further door opens into a staircase giving access to the first floor.

1st Floor Private Hall

Door opens into the Apartment PRIVATE Entrance Hall with coved ceiling, telephone security handset, electric storage heater and door opening to the airing cupboard housing the Gledhill HOT Water Tank with slatted wood shelf.

Living Room

13'0" x 10'9"

with electric night storage heater, shelves, coved ceiling, television aerial point and double glazed windows overlooking the central courtyard.

"L" Shaped Dining/Kitchen

11'5" x 6'10" and 4'11" x 3'3"

with roll edge work surfacing incorporating a single drainer one and a quarter bowl sink unit with mixer tap and an electric four ring hob. The base units under incorporate the Hotpoint full size dishwasher and the Logik electric oven. Washing machine/dryer and range of eye level wall cupboards with cooker hood and under unit lighting. Larder cupboard incorporating fridge and freezer. Wood affect flooring, electric panel heater, tiled splashback areas, and double glazed windows.

Bedroom 1

10'9" excluding door recess by 10'11" inc' ward's

with double glazed window and TV point. Electric night storage heater and the dimensions include two double door fitted wardrobes.

Ensuite Shower Room

with adjustable shower set in shower cubicle, wash hand basin and low level WC, tiled areas and electric panel heater, extractor fan, shaver point, obscured double glazed window.

Bedroom 2

9'5" x 8'1" maximum reducing to 6'11"

with shelves, double glazed window and electric panel heater.



Bathroom

The bathroom has a white suite with panelled bath having a mixer tap secured shower over, low level WC and wash hand basin, tiled areas, electric panel heater, shaver point, extractor fan and double glazed window.

OUTSIDE

There is a well maintained, gated courtyard.

UNDER COVER SECURE PARKING

The property enjoys a secure parking space in the Linen Street car park.

GENERAL INFORMATION

All main services are connected except Gas.

The Property is leasehold, with 125 year lease starting 1st Jan 1999.

The Service Charge is currently £274.44 per quarter (25th March 2024 - 24th June 2024) this is £1097.76 currently pa.

Please note, the service charge will increase by 2% in September, 2024.

Ground Rent we understand is current £50.00 per 1/2 year.

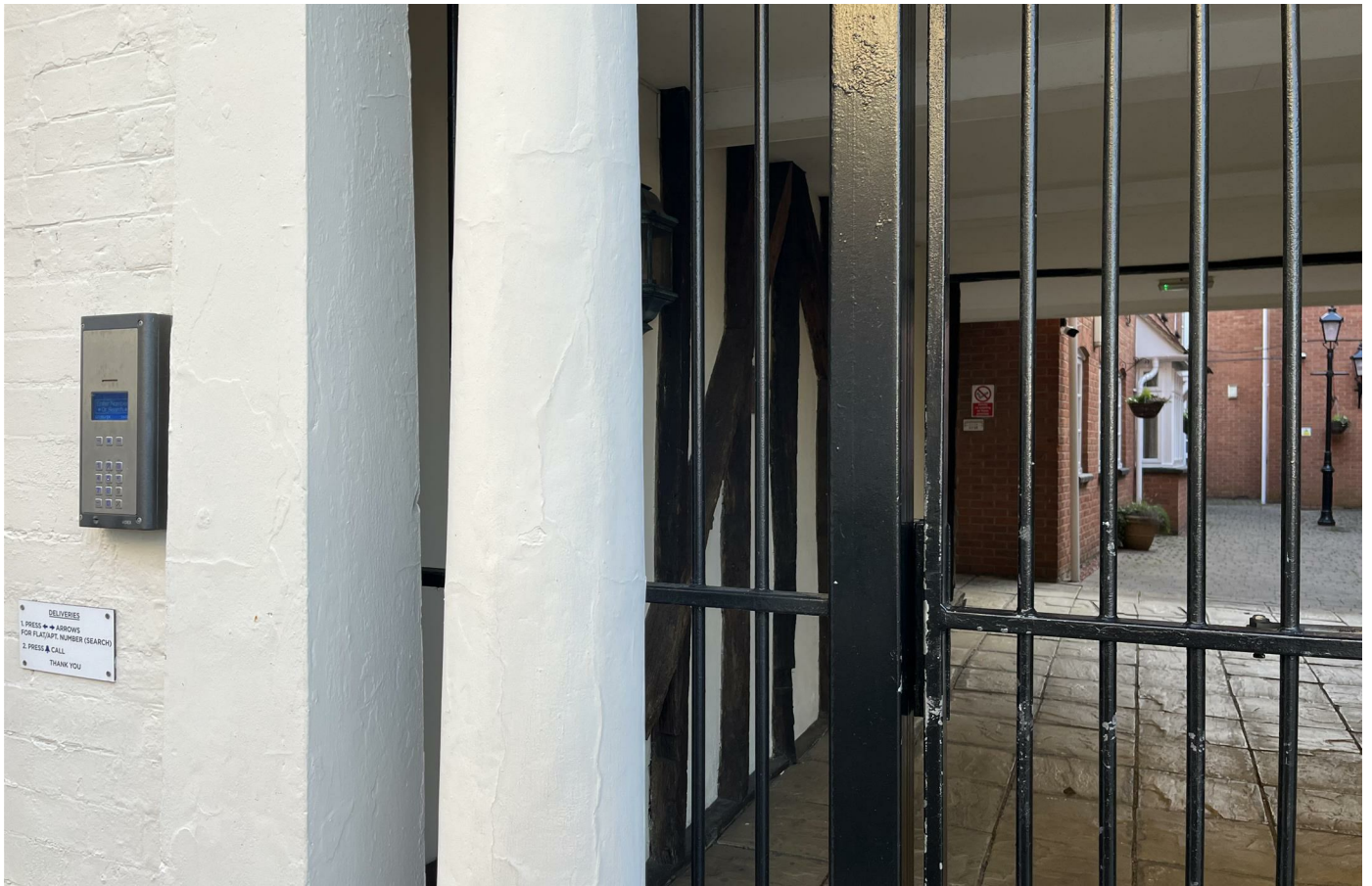


This will increase over the length of the term. (it is due to increase to £125pm later in 2024 and increased every 25 years there after).

The Freeholder is Watervale Estates Limited.

Managing Company is Michael Harwood and Co. Warwick.

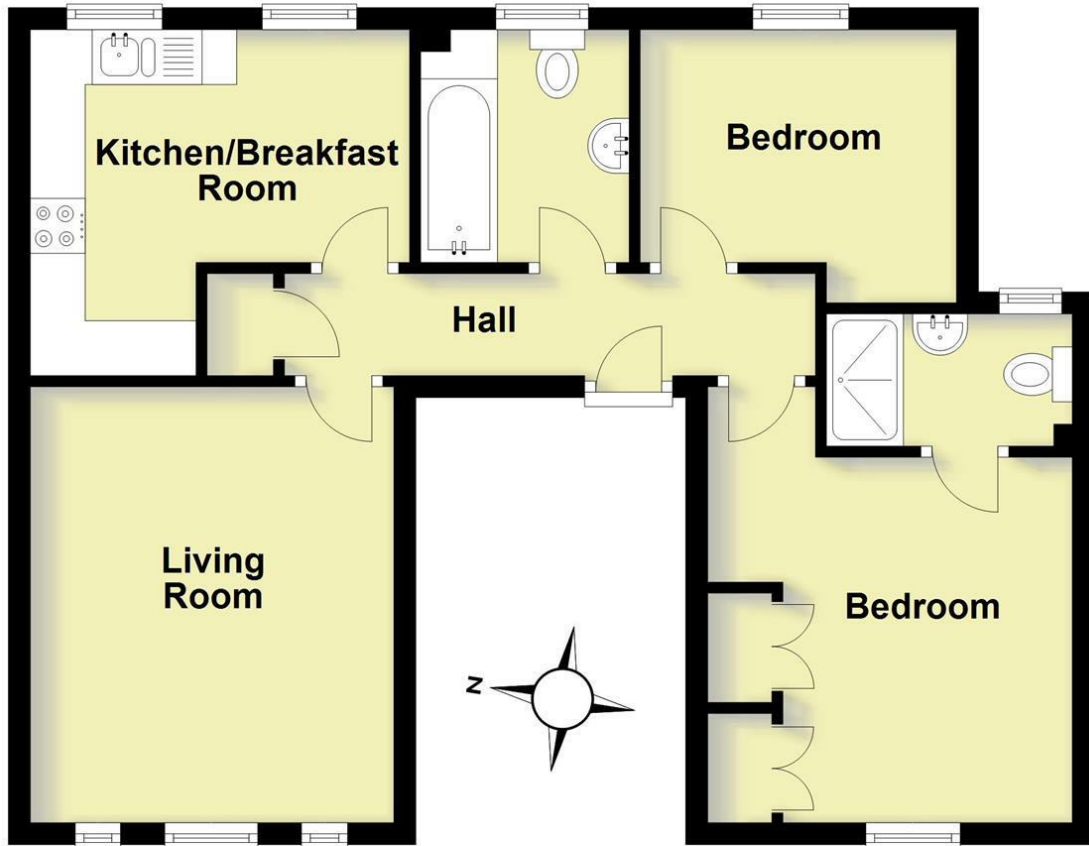




18 The Woolpack, Market Street, WARWICK, CV34 4WP


First Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



Total area: approx. 54.2 sq. metres (583.5 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 | 70 | 72 |
| (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  | |

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