



**2 Bed  
Flat  
located at**

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

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £185,000**



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## Price Guide £185,000

A rare and exciting opportunity to acquire a beamed, grade 2 listed, duplex apartment right in the heart of the county town providing two bedrooms and enjoying all the facilities and atmosphere of the town centre.

### Communal Entrance Hall

front door with telephone security link opens into the Communal Entrance Hall with steps to the first floor. Private apartment door opens to;

### Private Reception Vestibule to Apartment 3

with radiator and telephone security phone.

### Lounge / Dining Room

23'11" x 10'0" excluding alcove

with two windows to the front, exposed timbers, wiring for two wall lights, downlights, radiators, and archway opening to the

### Fitted Open Plan Kitchen

8'6" maximum by 7'3"

with roll edge work surfacing incorporating a single drainer sink and mixer tap and breakfast bar together with a 4 ring gas hob. Base units beneath with electric oven and integrated washing machine. Space for a larder style fridge/freezer, two eyelevel wall cupboards with cooker hood, rear window, down lighters, wall mounted gas fired central heating boiler.

### Stairs & Charming Beamed Landing

Staircase from the Entrance Vestibule leads to the First Floor Landing with exposed timbers and double door cupboard opening to under eaves wardrobe.

### Bathroom

The apartment bathroom has a white suite with low level WC, wash hand basin, timber panel bath with adjustable shower over, exposed timbers and roof light, extractor fan.

### Bedroom 1

7'5" x 12'7" under eaves

measurements are excluding single door wardrobe. With exposed timbers and radiator and Velux roof light the measurements also excludes the door recess.

### Bedroom 2

11'11" under eaves by 7'1"

excluding single door built-in wardrobe with exposed timbers, radiator, and Velux double glazed roof light.

### GENERAL INFORMATION

We understand all mains services are connected.

Property is Grade 2 listed - listing number 307606

Is in a Conversation Area, and Smokeless Zone.

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



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

We also understand the Freehold interest to the WHOLE development, could be purchased off the Head Landlord. The Freehold is owned by Hamlin Estates and NOT included in the sale.

The current tenant is in a periodic tenancy agreement and paying £735.00pcm.

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.







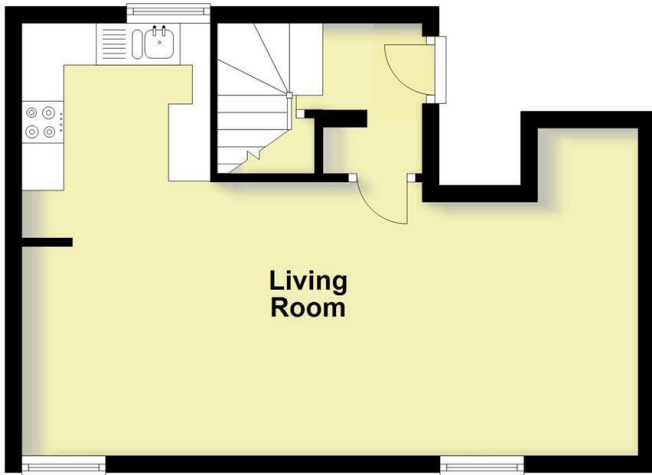
**3 The Corn Barn, St Nicholas Church Street, Warwick, CV34  
41D**





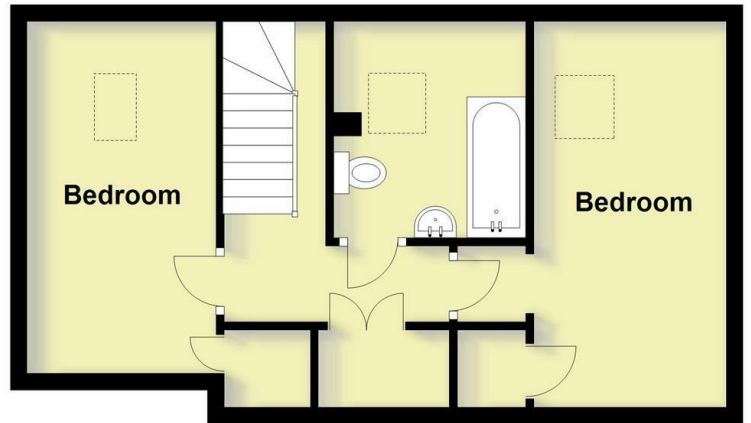
### Ground Floor

Approx. 33.5 sq. metres (360.5 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 70.9 sq. metres (762.8 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>		
(39-54) <b>E</b>	51	66
(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

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