



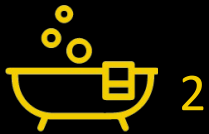
**2 Bed
Apartment
located in**

**2 Marks Mews, Castle Lane
Warwick
CV34 4BQ**


MARGETTS
ESTABLISHED 1806

Price Guide £650,000

2 Marks Mews, Castle Lane
Warwick
CV34 4BQ



Price Guide £650,000

Possibly one of the most outstanding properties to come onto the market in recent times adjacent to the Castle wall, with astonishing views of the Castle Estate. This magnificent triplex apartment provides a once in a lifetime opportunity, to acquire town centre living with amazing views. This is the first time the property has been for sale since built.

Front door opens into entrance hall with radiator, wiring for two wall lights and staircase rising to the first floor.

Beautiful Open Reception Hall

provides a magnificent welcome to this stunning apartment with a large cloaks cupboard/airing cupboard off with hot water cylinder. (The entrance hall is large enough for a desk to be used as a study). Double panel radiator, coved ceiling, telephone intercom and wiring for two wall lights.

MAGNIFICENT SHAPED LOUNGE

15'7" x 15'3" and 15'1" max x 8'6" max

Affording beautiful views across the Castle Estate, this magnificent room enjoys double glazed windows and patio doors, two double panel radiators, coved ceiling, and television aerial point.

Attractive Balcony

15'7" x 4'9"

with wiring for a wall light and view across towards the Castle.

Double doors open from the lounge into

Separate Dining Room

15'3" x 10'3"

with coved ceiling, double panel radiator and bay window with views across towards the Castle. Return door to the reception hall.

KITCHEN

11'11" x 10'4"

with roll edge work surfacing extending around the room incorporating a one and a quarter single drainer sink with mixer tap and a four ring electric hob. Comprehensive range of wall cupboards, beneath space for refrigerator, cupboard incorporating the Bosch electric oven and the Bosch separate microwave, range of high-level wall cupboards with under unit lighting and cooker hood. Window, tiled floor and radiator.

Cloakroom

with low-level WC, wash hand basin, radiator, double glazed window, and full height mirrored close cupboard with hanging rail and shelving.

Door from the cloak room leads to a

Small Utility Room

5'9" x 4'8"

with double glazed window, wall mounted Vaillant gas fired central heating boiler, work surface with space and plumbing for washing machine under.

Grand Staircase

from the reception hall leads up to the galleried second floor landing with radiator, six drawer fitted unit under eaves, and double glazed roof light.



Master Bedroom

13'7" excl. wardrobes x 14'7" max reducing to 12'5"
 Prospective buyers will be instantly drawn to the astonishing views across to the Castle to the front and the room enjoys a double glazed dormer window, double panel radiator, mirrored fitted wardrobes, and door to the

Large Ensuite Bathroom

with fitted corner bath, wash hand basin with mixer tap and cupboard beneath, low level WC with concealed cistern, radiator, obscured double glazed window, and shaver point.

Bedroom Two

13'1" into door recess reducing to 9'3" x 12'8" ma
 Measures 4m into door recess reducing to 2.84 m x 3.87 m maximum partly under eaves reducing 3.18m under eaves. Again enjoying attractive views of Warwick Castle with double glazed window, radiator, dressing unit with drawers and fitted mirrored wardrobes partly fitted under the eaves.



Ensuite Shower Room

has a double shower cubicle with adjustable shower, wash hand basin, low level WC, radiator, two obscured double glazed windows and tiled areas.

GENERAL INFORMATION

We understand the property has all mains services connected. We understand the property to be leasehold with the lease extending to 2176.

Service charge to be confirmed.

We understand the property comes with a share in the freehold of the management company - these details are to be confirmed.

Viewings strictly by prior appointment through the agents.

We understand no Cats or Dogs are permitted.





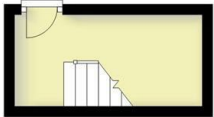
2 Marks Mews, Castle Lane, Warwick, CV34 4BQ



First Floor
Approx. 95.6 sq. metres (1029.2 sq. feet)




Ground Floor
Approx. 6.5 sq. metres (69.7 sq. feet)



Second Floor
Approx. 68.2 sq. metres (734.2 sq. feet)



Total area: approx. 170.3 sq. metres (1833.1 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 | 74 | 75 |
| (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

