



2 Bed Apartment

26 Martinique Square
Bowling Green Street
Warwick
CV34 4DG


MARGETTS
ESTABLISHED 1806

Price Guide £225,000

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*** PLEASE WATCH OUR VIDEO TOUR - ITS AN AMAZING APARTMENT - A delightful apartment enjoying it's own private gardens owned by Martinique Square. This unique apartment enjoys a corner aspect with views across the racecourse and benefits from a garage with workshop. This is a superb and unique apartment within Warwick.

Gated entrance gives access to the communal areas and telephone security link to the apartment.

PRIVATE ENTRANCE HALL TO APARTMENT

with telephone security entry system, night storage heater, coved ceiling, door opening to useful cloaks cupboard, door opening to further linen cupboard with slatted wood shelf and hot water cylinder.

AMAZING LIVING ROOM

18'0" x 11'1"

with electric night storage heater, television connection point, telephone connection point, double glazed French doors overlooking Hill Close Gardens and the Racecourse and Warwick beyond together with further double glazed window.

BEDROOM ONE

13'1" x 10'3"

with electric panel heater, and double glazed window.

ENSUITE SHOWER ROOM

has a fully tiled shower cubicle with adjustable shower, wash hand basin, low-level WC, tiled areas, extractor fan, shaver point, double glazed obscured window and down lighters.

DOUBLE BEDROOM TWO

10'7" x 10'2"

with double glazed window and electric panel heater.

APARTMENT BATHROOM

suite with panel bath, low level WC, wash hand basin, tiled areas, extractor fan, down lighters and wall heater.

OUTSIDE

There are communal areas and access to the beautifully maintained gardens owned by Martinique Square.

GARAGE

17'5" x 8'4" max

with power and door opening to

WORKSHOP

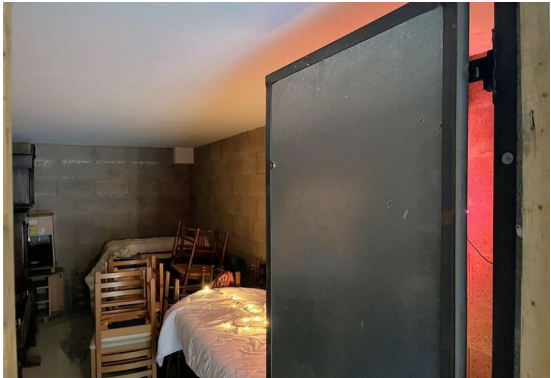
18'8" x 8'5"

GENERAL INFORMATION

The property is on a long lease of 999 years from 1st January, 2000 and the service charge is £2254 per annum which includes communal electricity, gardening and security gates.

All main services are connected except gas.

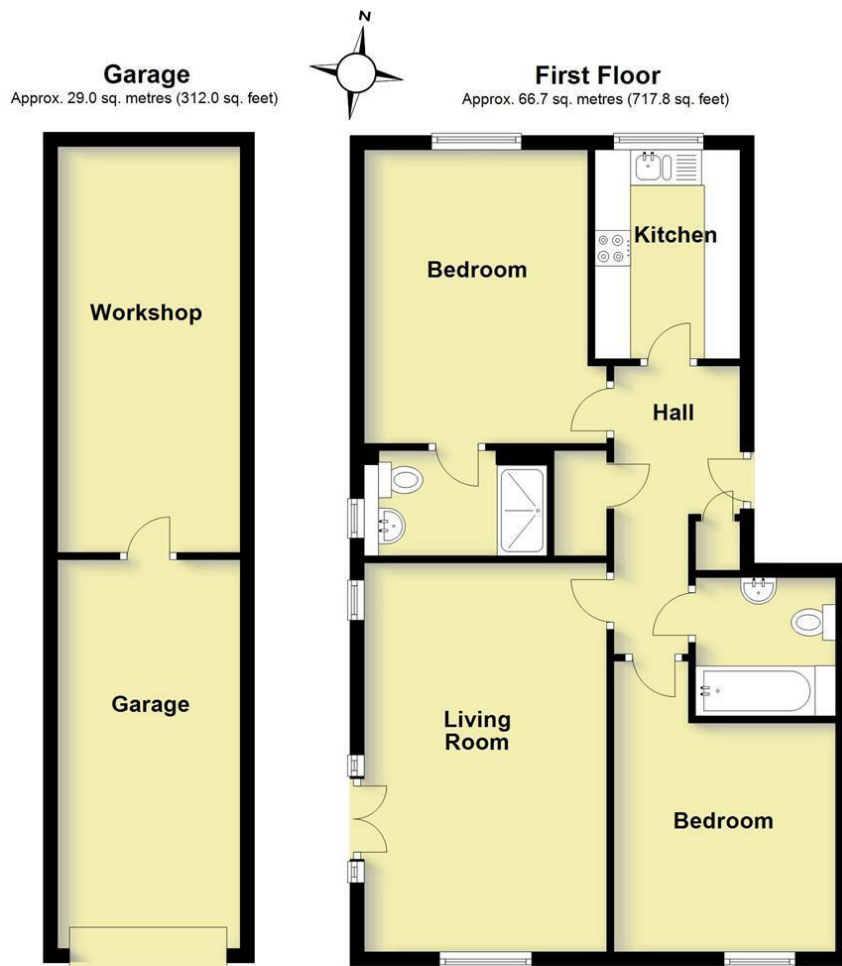






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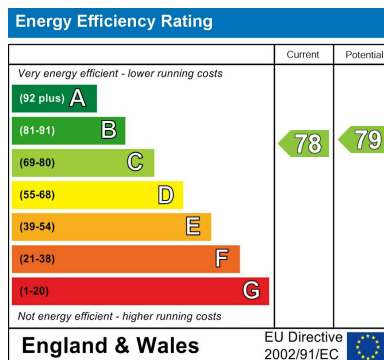




Total area: approx. 66.7 sq. metres (717.8 sq. feet)

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

Total area does not include the Garage or Workshop



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