

# Parker Mercer Durnian

## Warwickshire

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



7 Castle Gate Mews

Warwick

CV34 4JD

Guide Price £115,000

01926 499428

## Location



The town of Warwick is famous for its medieval castle, river views, beautiful parks, open spaces and its independent boys school (believed to be the oldest in the country). This prosperous and vibrant riverside town attracts almost three million visitors a year who travel to enjoy its rich variety of culture, shopping, restaurants, bars and buildings of historic interest.

**Castle Gate Mews is conveniently situated within the historic county town centre and is close to shops, restaurants, parks, hospital and railway station. Within the courtyard there is a residents' seating area, allocated parking and visitor parking. There is also a residents' meeting room and a visiting warden**

**There is a pedestrian gate from the development, which is kept locked, but with each resident having a key to a pathway leading directly to St Nicholas Park**

**A spacious two bedroom first floor Apartment for over 55 years, which can be access via a lift or stairs and offers spacious living accommodation throughout**

**Offered With No Forward Chain**

7 Castle Gate Mews

Warwick

## Ground Floor

### Communal Entrance Hall

With stairs and lift leading to apartment 7

### Entrance Hall

With doors radiating to

### Lounge/Dining Room 15'1" x 9'5"

Having a large bay window to the front elevation and feature fireplace housing electric fire

### Kitchen 9'7" x 6'6"

With a window to the front elevation and comprising a range of base and wall mounted kitchen units incorporating a one and a half sink and drainer, electric hob with electric oven under and extractor hood over, space for washing machine and 'fridge

### Shower Room

Comprising a white suite of a spacious walk in shower, pedestal wash hand basin, low flush W.C., and chrome ladder style heated towel rail

### Airing Cupboard

Housing hot water cylinder and slatted shelving

### Master Bedroom 11'5 max (7'9" min) x 11'

Having a window to the rear and a range of fitted bedroom furniture

### Bedroom Two 8'6" x 7'8"

With a window to the rear



## **Outside**

The is an allocated parking space, a visitor parking space and communal outside and seating area

This attractive small development of retirement apartments is set around a central block paved courtyard and also provides a pleasant residents seating area and well maintained beds and borders around the development Bin storage area. There is a pedestrian gate from the development which is kept locked but with each resident having a key to a pathway leading directly to St Nicholas Park

## **General Information**

### **Tenure**

The property is Leasehold held on a 99 year Lease from 1987.

### **Service Charge**

Currently circa £200pcm

### **Services**

All mains services except gas are connected to the property

### **Post Code**

CV34 4JD

### **Council Tax**

Warwick District Council Band B

### **Possession**

Vacant possession will be given upon completion.

### **Viewing**

For further particulars and appointments to view, please contact the Warwick office on 01926 499428

**RES**

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