

Parker Mercer Durnian

Warwickshire

www.parkermercerdurnian.co.uk



7 Castle Gate Mews

Warwick

CV34 4JD

Guide Price £95,000

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

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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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