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Apt 3 The Abbotsford, Barrack Street, Warwick

Price Guide
£295,000



This spacious, two-bedroom second-floor apartment forms part of a magnificent Georgian building, ideally located in central Warwick Town Centre close to the train station and local amenities. The accommodation briefly affords a communal entrance and stairs, a private entrance hall, an open-plan living room/kitchen, two double bedrooms, a generous-sized shower room and an allocated parking space. Energy rating: E

Location

The Abbotsford is a small exclusive development of stylish apartments. This spacious, second-floor apartment forms part of a beautiful former mansion house right in the heart of Warwick town centre affording immediate access to the town's restaurants, independent retailers and parks. Warwick is a thriving market town with many notable amenities and historic landmarks, the most famous of course is the magnificent Warwick Castle.

Communal Entrance

On the North side of the building with a solid wood communal entrance door with an entry phone system. The apartment is accessed via a grand staircase which rises to the second-floor landing and apartment 3.

Approach

Through solid entrance door with spy hole into:

Private Entrance Hall

Wall-mounted electric panel heater, wall-mounted entryphone system. Doors to:

Open Plan Kitchen/Living Room

It is a wonderfully bright and airy room with a wall-mounted, flame effect electric fire, high ceilings, original wood panelling and window seats. Sash windows with secondary glazing, the windows look roughly South and East over the bustling Market Place and Museum.

Kitchen Area

22'2" x 13'4" max (6.77m x 4.07m max)

Range of matching base and eye level units, complementary worktops with inset single drainer sink unit with mixer tap and rinse bowl and tiled splashbacks. Built-in electric oven and ceramic hob with extractor unit over, integrated fridge/freezer, pull-out larder unit, space and plumbing for washing machine and tumble dryer. Wood effect floor and a secondary glazed window.

Bedroom One

14'9" x 12'9" (4.52m x 3.91m)

Original panelled double-door storage cupboards with drawers below, additional full height twin double-door wardrobes with storage cupboards over, built-in storage cupboard providing hanging rail and storage space. Wall-mounted Creda electric panel heater, high ceiling, two multi-paned secondary glazed windows.



Bedroom Two

13'11" x 11'3" (4.25m x 3.43m)

High ceiling, wall mounted Creda electric panel heater, double door shelved storage cupboard, additional single door wardrobe. Two secondary glazed windows both with raised display/window seats and an additional window to the side aspect.

Shower Room

Suite comprising wash hand basin with storage cupboards below, shaver point, WC. Wide tiled shower enclosure with Mira shower system and curved shower screen. Extractor fan, two secondary glazed windows to front aspect, electric vertical towel rail. Door to:

Lobby Area

Ceiling light point, multi-paned window to front aspect and a further door to:

Built-In Airing Cupboard

Housing the lagged hot water tank with slatted shelving.

Outside

To the North side of the building, there is a convenient parking area with 1 allocated space.

Tenure

The apartment is Leasehold, subject to a 125-year lease from 1st July 2005., The current service charge is approx £3,569.50 per annum and includes the building insurance and ground rent. We understand that the Ground Rent element is £175.00 per annum.

Services

All mains services are understood to be connected with the exception of gas. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band "D" - Warwick District Council

Postcode

CV34 4TH

Second Floor
Approx. 78.1 sq. metres (840.3 sq. feet)



Total area: approx. 78.1 sq. metres (840.3 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN