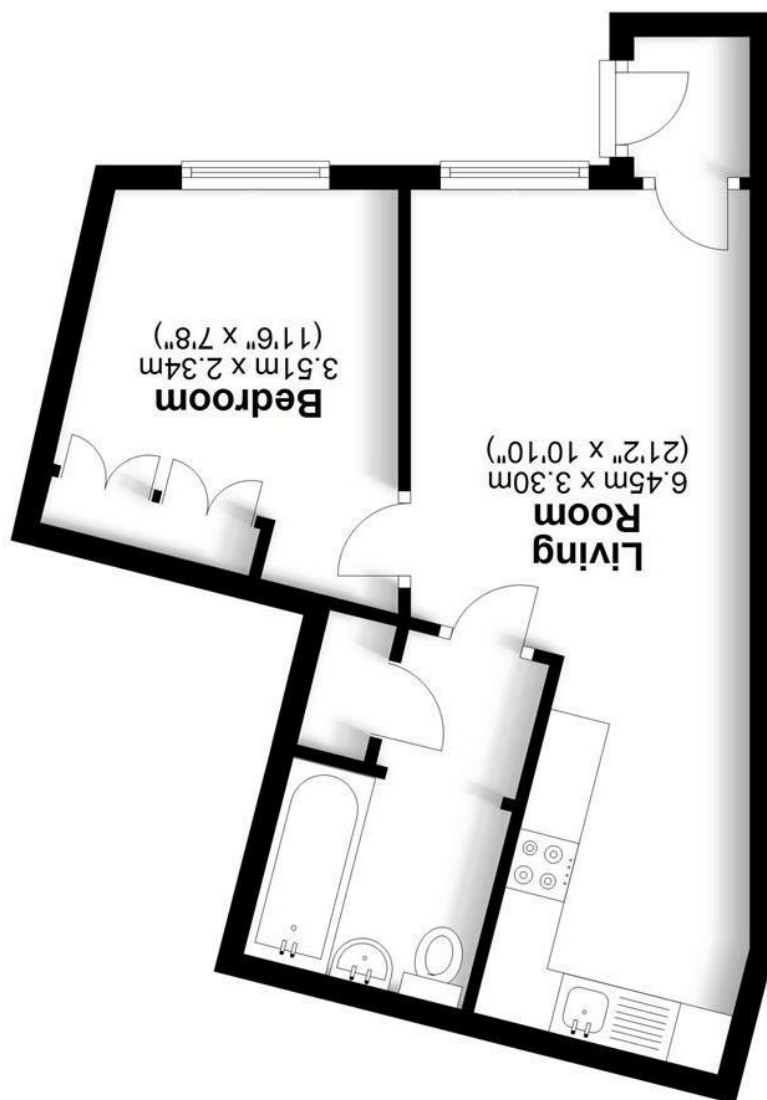




Energy Efficiency Rating	
Potential	Current
77	66
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	

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

Total area: approx. 32.6 sq. metres (351.4 sq. feet)



Approx. 32.6 sq. metres (351.4 sq. feet)

Ground Floor



3 Castlegate Mews St Nicholas Church Street
 Warwick CV34 4JD
 Guide Price £95,000



3 Castlegate Mews St Nicholas Church Street Warwick CV34 4JD

ONE BEDROOM GROUND FLOOR RETIREMENT FLAT with private entrance set within this most attractive and highly regarded courtyard style development. It is conveniently situated within the town centre close to shops, restaurants, parks, hospital and railway station. Within the courtyard there is a residents' seating area and two visitors' parking spaces.

Lobby Hall

Front door with obscure glazed panes.

Sitting Room

13'0" x 9'2" (3.96 x 2.79)

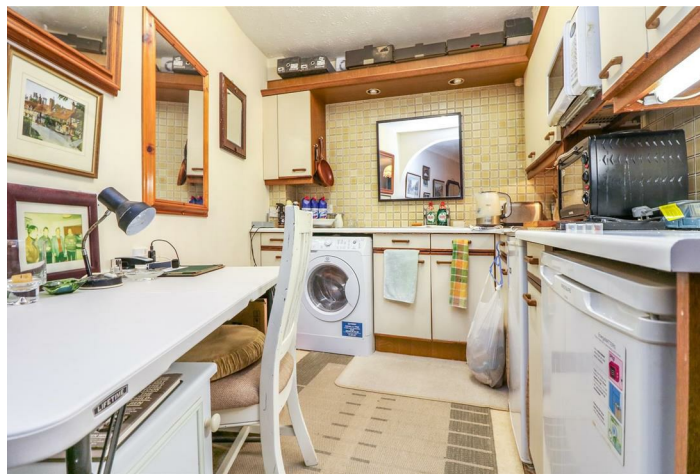


Fire surround with log glow convector heater. Electric radiator. Sealed unit double glazed leaded window also with secondary glazing to inner courtyard. Waist height power points. T.V. and telephone points. Ceiling coving. Archway to:



Kitchen

9'3" x 7'0" average (2.82 x 2.13 average)



Inset single drainer stainless steel sink unit with cupboard space under. Range of eye and base level cupboards. Walls tiled around the splash areas. Pelmet lighting. Plumbing for automatic washing machine. Extractor fan. Salter Mini Oven, fridge and washing machine.

Bedroom

8'11" x 10'4" (2.72 x 3.15m)



average measurements, irregular shaped room. Sealed unit double glazed leaded window to rear courtyard also with secondary glazing. Double and single full height built-in wardrobes.

Inner Hall

Airing cupboard housing the factory lagged hot water cylinder fitted with an electric immersion heater.

Bathroom



Champagne coloured suite. Panelled bath with thermostatic shower over. Pedestal wash hand basin. Close coupled w.c. Extractor fan.

Outside



Communal seating area. Gate to pathway leading to St. Nicholas Park. Visitors' parking spaces.

General Information

SERVICES: Mains electricity, drains and water are connected to the property. LOCAL AUTHORITY: Warwick District Council. COUNCIL TAX: Council Tax Band 'B' £1545.82p 2020/21. TENURE: The property is LEASEHOLD held on a 99 year Lease from 1988. SERVICE CHARGE: Currently £165.81 per month to include ground rent FIXTURES & FITTINGS: Included in the sale price are all the items of fixtures and fittings mentioned in these sales particulars. VIEWING: Through the Agents DONALD CARTER & PARTNERS on 0 1 9 2 6 - 4 9 2 4 2 2 , o r e - m a i l sales@donaldcarter.co.uk who will be pleased to make appointments for interested applicants to view.

These particulars are produced as a guide to the property only and whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of any offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.