



Market Street | Warwick | CV34 4WP

Price guide £270,000



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Welcome to this charming apartment located on Market Street in the heart of Warwick. This delightful property boasts three bedrooms, including two spacious double bedrooms and a versatile study, perfect for those who work from home or need extra space for hobbies.

One of the standout features of this apartment is the original beams that add character and a touch of history to the space. Imagine cozy evenings spent in a room with such unique architectural details.

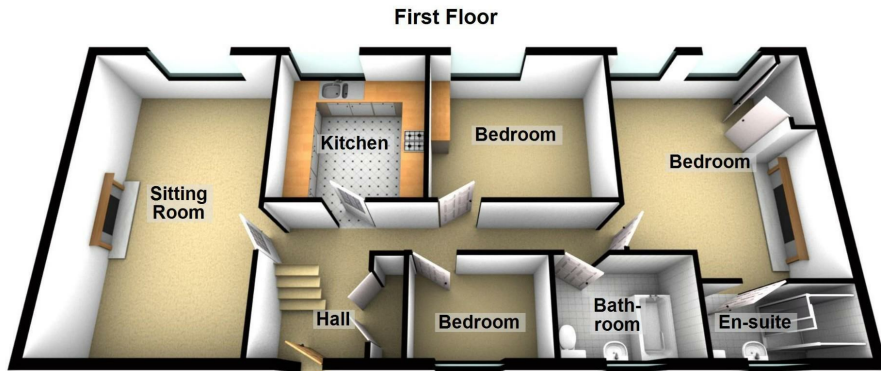
Convenience is key with this property, as it offers not just one but two parking spaces, a rare find in a town centre location. Say goodbye to the hassle of searching for parking after a long day out.

Furthermore, this apartment comes with no upward chain, making the buying process smoother and quicker for you. Whether you're looking for a new family home or a place to call your own, this apartment on Market Street is a fantastic opportunity not to be missed. Contact us today to arrange a viewing and step into your new home in Warwick town centre.



- Town Centre Location
- Two Double Bedrooms and Separate Study
- Bathroom and En-Suite Shower Room
- Living Room with Exposed Beams and Feature Fireplace
- Separate Fitted Kitchen
- Two Allocated Parking Spaces
- No Upward Chain
- First Floor Apartment
- Original Features
- EPC - C (74)





First Floor

#### Entrance

Entrance to the property is via a secure courtyard, the communal front door opens in to the stairwell with one flight of stairs taking you to your own front door. This opens in to the entrance hall. As you enter through the front door there is carpet to floor as well as a large, inset door mat, neutral décor to walls and ceiling, light point to ceiling and a large double cupboard which houses the hot water system and fuse box.

Three, wide carpeted stairs lead up to the main entrance hall which has a continuation of the carpet and décor, light point to ceiling, electric heater to wall, secure entry phone to wall and white painted fire doors leading in to all rooms.

#### Living Room

19'8" x 12'0"

Having wooden laminate flooring and neutral décor to walls and ceiling with exposed beams and two light points to ceiling with an additional light point to wall. Sash window to front elevation with secondary glazing fitted, electric heater to wall with radiator cover, additional radiator cover under window position. Stone mantelpiece with electric fire fitted.

#### Kitchen

9'9" x 9'6"

Having tile effect flooring and a continuation of the neutral décor to walls and ceiling, sash window to front elevation with secondary glazing fitted, exposed beams and light point to ceiling. The kitchen is fitted with a range of base and wall units with a wood effect frontage and a Corian worksurface with matching upstand. Integrated appliances of oven, microwave, fridge freezer, washer dryer and dishwasher. Ceramic four ring hob with integrated extractor above, stainless steel one and a half bowl sink with matching drainer and chrome hot and cold mixer tap.

#### Bedroom Two

10'1" x 11'7"

Being carpeted to floor and having a continuation of the neutral décor, light point and exposed beams to ceiling. Sash window to front elevation with secondary glazing fitted, electric heater to wall with radiator cover and a large open shelving unit.

#### Bedroom Three/Study

8'1" x 5'8"

Being carpeted to floor and having a continuation of the neutral décor, light point to ceiling and exposed beams to wall. Sash window to rear elevation with secondary glazing fitted, electric heater and a large open shelving unit to wall.

#### Bathroom

Tile effect flooring, neutral décor to walls and ceiling, obscure glazed sash window to rear elevation with secondary glazing fitted, light point to ceiling and an extractor to high level. Fitted with a white low level WC, white pedestal wash hand basin with chrome hot and cold taps and a white bath with chrome hot and cold taps with shower attachment, electric panel heater to wall with the walls being tiled to half height around the toilet and basin increasing to a higher level around the shower.

#### Bedroom One

13'8" x 12'2"

Being carpeted to floor and having a continuation of the neutral décor, light point and exposed beams to ceiling. Two sash windows to front elevation with secondary glazing fitted, electric heater to wall with radiator cover, feature brick fireplace with wooden mantle and a double fitted wardrobe.

#### En-Suite Shower Room

Tile effect flooring, neutral décor to walls and ceiling, obscure glazed sash window to rear elevation with secondary glazing, light point to ceiling and an extractor to high level. Fitted with a white low level WC, white pedestal wash hand basin with chrome hot and cold mixer tap. shaver point and a white, walk in shower with brass and white shower attachment, electric panel heater to wall with the walls being tiled to half height around the toilet and basin increasing to a higher level around the walk in shower.

#### Outside

Two allocated parking spaces, one located behind the building and the other in Linen Street car park.

An attractive, communal courtyard area.

#### Services

Please note there is no mains gas connected. We believe all other services are connected.

#### Tenure

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

From 1st January 1999 for a term of 125 years. Ground rent is £125 per annum from 1st January 2024 for twenty five years ,increasing every twenty five years by £25. Service charge of £403/quarter

#### Council Tax

We understand the property to be Band E.

#### Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

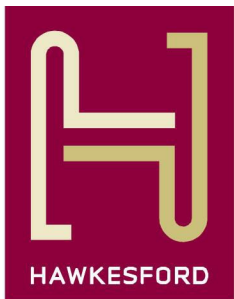
#### Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

#### Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

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



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.