



Flat 4, 9 Market Place,

Price Guide  
£250,000



**SUPERB TWO-BEDROOM TOP FLOOR CHARACTER APARTMENT** offering well-appointed accommodation of generous proportions set within this quality conversion of this substantial Grade II listed period building, with the added benefit of two allocated secure parking spaces to the rear.

The property is ideally placed within the hustle and bustle of the market square with excellent amenities close at hand.

This property is being advertised with no upward chain.

#### Location

Apartment 4, 9 Market Place is a spacious, top-floor apartment in a Grade II-listed period building overlooking the square, providing 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 Hall

Approached either from the Old Market Square or from the parking area on New Street. Door to private storage area. Staircase to the first floor.

#### Reception Hall

18'10" x 5'1" (5.74 x 1.55)

Front door with a spy-hole. Security entry phone system

#### Sitting Room/Dining Room

15'3" x 15'5" (4.67m x 4.72m)

Attractive period fire surround and cast-iron Albert-style grate.

Two wall light points. Bespoke cast-iron-style radiator. Sash window with secondary sash glazing providing views over the Market Square and countryside beyond. Opening to:

#### Fitted Kitchen

9'8" x 7'8" (2.97m x 2.36m)

A range of base and eye-level cream coloured gloss fronted units. Inset single-drainer stainless-steel sink unit with mixer tap attachment and cupboard space under. Three base units with natural woodblock work surfaces over, and tiled splashback. Five wall units. Built-in stainless-steel fronted Lamona oven, ceramic hob, and stainless-steel chimney cooker hood over. Four ceiling recessed spotlights. Integrated washing machine and fridge freezer. Tiled floor. Cupboard housing the hot water cylinder. Underfloor heating with a control unit.

#### Bedroom One

12'11" x 9'1" (3.96m x 2.79m)

Bespoke cast-iron style radiator. double-glazed window to the rear aspect providing views towards St. Mary's Tower and Castle turret. Door to :



#### En Suite Shower Room

Well-appointed with a large shower tray and a pedestal wash hand basin. low-level w.c. Chrome ladder heated towel rail radiator. double-glazed window. Three ceiling recessed spotlights. Extractor fan.

#### Bedroom Two

12'7" x 8'7" (3.86m x 2.62m)

Cast-iron style radiator. Sash window to front with secondary sash glazing providing views over the Market Square and countryside beyond.

#### Bathroom

Well-appointed with a white suite. Panelled bath with a shower attachment over and a side splash screen. Walls fully tiled. Tiled floor. Pedestal wash hand basin. low-level W/C. Chrome ladder heated towel rail radiator. double-glazed window. Three ceiling recessed spotlights. Manrose extractor fan. .

#### Basement Store Room

lock up storage

#### Outside

Two secure allocated parking spaces to the rear, accessed from New Street.

#### Tenure

The property is LEASEHOLD held on a 125-year Lease from November 2012. SERVICE CHARGE: Currently £2,200 pa. GROUND RENT: £250 pa. FIXTURES & FITTINGS: Included in the sale price are all the items of fixtures and fittings mentioned in these sales particulars.

#### Services

All mains services are understood to be connected. 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 any warranties in this respect. Interested parties are invited to make their own inquiries.

#### Council Tax

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

#### Postcode

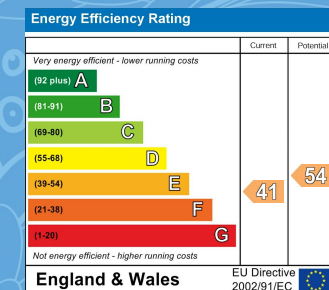
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