



Connells

Castle Gate Mews
Warwick



Property Description

A lovely retirement property located on the ground floor with allocated parking, visitors parking and communal gardens. This charming home is situated in a quiet position to the rear of Castle Gate Mews with views out onto the communal gardens. This property further benefits from being sold with no onward chain.

The entrance hall has doors leading to all rooms, comes with a telecom system and two generous storage cupboards. There is a good size lounge diner and a separate modern breakfast-kitchen with integrated appliances. There are two light and airy double bedrooms with views of the communal gardens. Bedroom one comes with fitted double wardrobes whilst bedroom two comes with a built in storage cupboard with a hanging rail. There is a re-fitted four piece bathroom with a double shower and separate bath. Castle Gate Mews is an Anchor Homes retirement development with an on-site warden two days per week and each dwelling is fitted with Anchor Call emergency service.

The Location

Castle Gate Mews, St. Nicholas Church Street is located within the historic town centre of Warwick and is within walking distance of its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Castle Gate Mews, St. Nicholas Church Street offers excellent travel links, including being within walking distance of Warwick station and the bus station. For national commuters it is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

Castle Gate Mews is an Anchor Homes retirement development with an on-site warden two days per week and each dwelling is fitted with Anchor Call emergency service.

Approach

Access is gained via St Nicholas Church Street with an entry through to Castle Gate Mews.

Entrance Hall

Telecom system, carpeted flooring, storage cupboard with floor to ceiling shelving, airing cupboard with shelves and water tank.

Lounge Diner

13' 8" x 10' 8" (4.17m x 3.25m)

Window to side, decorative fireplace and carpeted flooring.

Breakfast Kitchen

9' 2" to door recess x 7' 10" (2.79m to door recess x 2.39m)

Fitted with a range of wall and base units with work surface over, fridge freezer, oven, electric hob and extractor fan. Tiled to splashback, laminate flooring, space for washer/dryer and window to side.

Bedroom One

11' 2" x 10' 6" (3.40m x 3.20m)

Window to side with green views, double wardrobes and carpeted flooring.

Bedroom Two

11' 1" x 6' 11" (3.38m x 2.11m)

Window to side with green views, storage cupboard with shelving and hanging rails and carpeted flooring.

Bathroom

Double shower, separate bath, wash hand basin with storage, tiled to splashback, WC, chrome towel rail, carpeted flooring and window to side.

Parking

One allocated parking space and visitors parking available.

Communal Gardens

There are lovely wrap around communal gardens with a range of plants, shrubbery and vibrant greenery. There are benches around the gardens offering a picturesque spot for quiet reading or relaxing. There is a gate to the rear to access the alley way leading to the park.

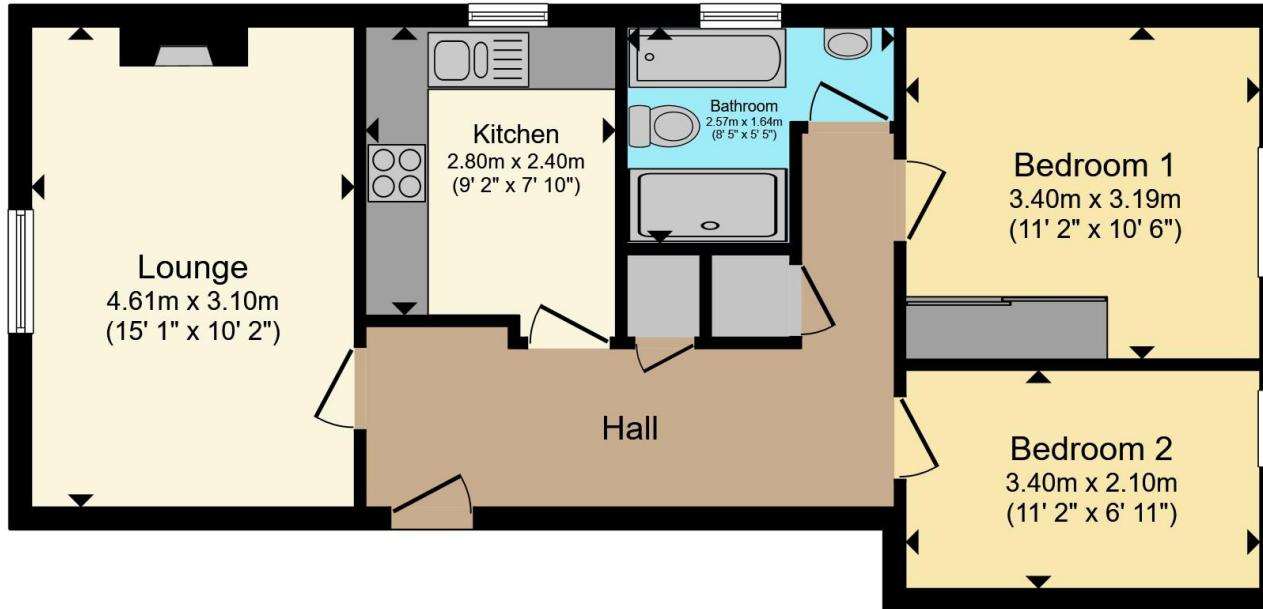
Vendors Notes

Free membership to Warwick Castle.









Total floor area 56.9 m² (613 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

EPC Rating: C Council Tax
 Band: B

Service Charge:
 2588.52

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107670

This is a Leasehold property with details as follows; Term of Lease 99 years from 11 May 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WAR107670 - 0003