

**Huge, characterful three bed  
apartment**

**8 Eastgate House, Castle  
Lane  
Warwick  
CV34 4BT**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £375,000**

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## Price Guide £375,000

A very rare & exceptional opportunity to acquire a huge top floor (HAS LIFT) period apartment offering stunning views across the county town in a highly sought-after residential development next to the Castle Estate. The property provides 1,300+ ft.<sup>2</sup> of flexible accommodation with recently installed fitted kitchen, up to 3 bedrooms if desired, allocated off-road parking and is warmly recommended by the agents.

Communal front door with new entry system (when the bell is pressed automatically connects with your mobile, then the landline and by pressing "3" on the dial pad the door then opens) opens into the Communal Entrance Hall with lift to all floors and staircase to all floors.

Top floor private door opens to the

### SPACIOUS "T" SHAPED RECEPTION HALL

which gives a grand entrance to the property having telephone security link, radiator, 2 display arches with telephone connection point, wiring for three wall lights, door opening to a large airing cupboard with slatted wood shelving and hot water cylinder, and further door opening to a further shelved storage cupboard.

### CLOAKROOM

with low-level WC with concealed cistern, wash hand basin with mixer tap and double door vanity cupboard under, radiator and extractor fan.

### IMPRESSIVE DUAL ASPECT LOUNGE/DINER

20'1" to 13'2" x 17'6" under eaves to 15'5"

This delightful room has secondary glazed dormer windows affording views over to the east side of Warwick and further secondary glazed window enjoying views towards the Castle Estate with exposed timbers, three radiators, and telephone connection point.

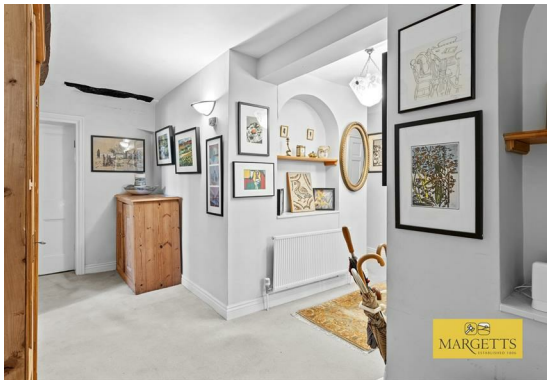
### REFITTED BREAKFAST KITCHEN

16'3" x 7'9" under eaves to 5'3" at shoulders

The breakfast area has room for a small table and chairs, radiator and eyelevel wall cupboards, in the recently installed (2024) kitchen area work surfacing extends to 3 walls with a Bosch four ring electric hob and electric oven under the counter. Space and plumbing for washing machine and dishwasher, range of base units and eyelevel wall cupboards, wall mounted Baxi 800 Potterton gas fired central heating boiler, double glazed window and exposed ceiling timber.

### APARTMENT BATHROOM

is spacious with a 5 piece suite having white bath with adjustable shower over the bath and further separate shower cubicle with screen and adjustable shower, bidet and low-level WC, wash hand basin mixer tap and cupboard underneath, obscured sealed unit double glazed window, radiator, down lighters, tiled areas and heated towel rail.



### MASTER BEDROOM

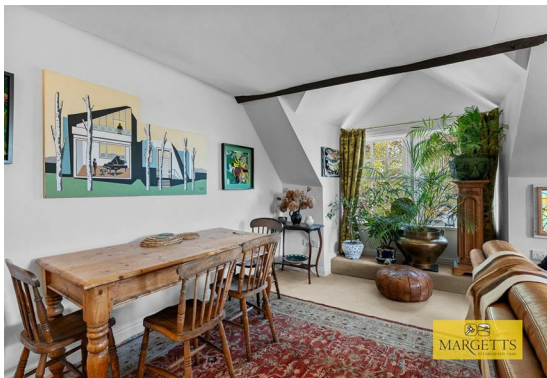
14'7" max reducing to 12'11" x 11'2"

(reduced measurements taken at 6ft shoulder height). This huge room has access to the roof space, wiring for two wall lights, secondary glazed window with views across the rooftops of Warwick and towards Saint Mary's Church Tower, radiator, and a full width range of fitted wardrobes.

### BEDROOM TWO/SUPERB DINING ROOM

19'6" x 9'2" partly under eaves reducing to 7'3"

(please note reduced measurement taken at 6foot person shoulder height). With radiator, exposed timber, and secondary glazed window again affording attractive rooftop views of Warwick.



### BEDROOM THREE

12'3" x 10'2" max including wardrobes reducing to

(measurement reducing to 1.96m at 6 foot person shoulder height) With secondary glazed window affording rooftop views over the county town, radiator, and double door fitted storage cupboard with shelving and hanging rail.

### AGENTS NOTES



Eastgate House has communal areas with lawn and car parking space allocated to the property.  
The property has a 999 year lease starting from 23 June, 1988 to 31 December 3085  
The vendor has informed us that the service charge is £3,840 per annum and ground rent is £25 per annum.  
We believe all main services are connected.  
Viewings are strictly by prior appointment through the agents.  
Development has two marked visitors parking spaces.





**8 Eastgate House, Castle Lane, Warwick, CV34 4BT**




### Third Floor

Approx. 122.6 sq. metres (1319.2 sq. feet)



Total area: approx. 122.6 sq. metres (1319.2 sq. feet)

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

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>		67	79
(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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