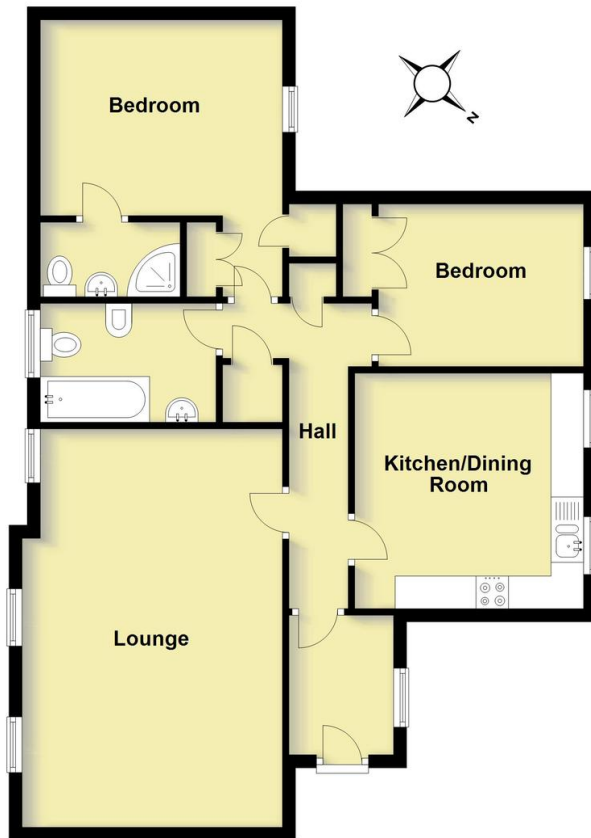


First Floor

Approx. 81.4 sq. metres (876.2 sq. feet)



Total area: approx. 81.4 sq. metres (876.2 sq. feet)

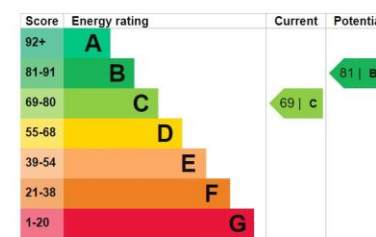
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

2, Eastgate House, Castle Lane, Warwick, CV34 4BT

Guide Price £325,000 Leasehold



- Prestigious development
- Heart of county town
- Refurbished Ensuite shower room
- Lift to all floors
- Superb location
- Bathroom with bidet and shower
- Two double bedroom apartment
- Overlooks Castle Estate
- Large dining kitchen

A truly exceptional, larger than average, two bedroom apartment forming part of a highly desirable and prestigious location, right in the heart of the county town with views over Castle Lane and towards the Castle Estate. Lift to all floors. Viewing very warmly recommended.

Communal front door with telephone security opens into a communal entrance hall with lift to all floors and staircase rising to the first floor landing.

Private door opens into

Spacious Entrance Vestibule with sash window overlooking Jury Street with radiator, coved ceiling, telephone connection point, and glazed door through to the

T SHAPED ENTRANCE HALL

with coved ceiling and radiator, wiring for two wall lights, and doors off to large airing cupboard with slatted wooden shelf and hot water cylinder. Further cloaks cupboard with shelf and coathooks.

CHARMING LOUNGE DINING ROOM

20' 1" x 13' 1" (6.13m x 4m max)
with three sash windows affording views over Eastgate Mews and towards the Castle Estate. Coved ceiling, feature closed fire setting with hearth and surround and central heating radiators.



SPACIOUS FITTED DINING KITCHEN

12' 0" x 11' 6" (3.66m x 3.53m)
has a range of L-shaped work surfacing incorporating a 1 1/4 bowl single drainer sink with mixer tap and a range of base units beneath leaving space and plumbing for a full-size dishwasher and washing machine. Space for a larger style fridge freezer. Three eye level wall cupboards with under unit lighting, cooker hood and wall mounted Potterton gas fired central heating boiler. Tiled splashbacks, radiator and two sash windows affording attractive views across the front garden and towards Jury Street.



BEDROOM ONE

12' 5" x 12' 8" (3.79m max reducing to 3.56m x 3.87m excluding deep door recess)
with radiator and sash window, doors open to a deep built-in wardrobe with hanging rail and shelf and further double doors open to fitted wardrobe with hanging rail and shelf.



REFITTED ENSUITE SHOWER ROOM

with corner shower having a Mira adjustable shower and opening doors together with wash hand basin, low-level WC, radiator, tiling to full height on all walls with tiled floor, extractor fan and shaver point with light.

BEDROOM TWO

10' 4" x 8' 1" (3.15m x 2.48m)
with sash window affording views over the garden and onto Jury Street, radiator. The dimensions exclude a large double door fitted wardrobe with hanging rail and shelf.



APARTMENT BATHROOM

with a coloured suite with panelled bath having a mixer tap and tap secured handheld shower over together with screen, low-level WC, bidet, wash hand basin, full height tiling on all walls, extractor fan and window.



OUTSIDE

Eastgate House, together with Eastgate Mews sit in a highly prestigious development occupying the corner of Jury Street, Castle Hill, and Castle Lane. There are well maintained communal gardens with lawns and borders with shrubs and plants, together with two parking spaces badged for visitors. The property itself has one off-road allocated car parking space.

We believe all main services are connected.
The property is on a long lease for 999 years dated September, 2016.
The service charge is £220 per calendar month.
The ground rent per annum is £25 per annum.
Viewings are strictly by prior appointment through the agents.

Agent's Notes

Council Tax Band D.

Local Authority: Warwick District Council