



MARGETTS
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

Ground Floor

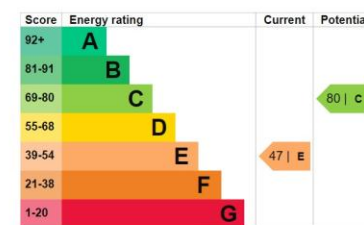
Approx. 48.1 sq. metres (517.4 sq. feet)



Energy efficiency rating for this property

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

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



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11 Castlegate Mews, St. Nicholas Church Street, Warwick, CV34 4JD

Guide Price £125,000 Leasehold



- Over 55s
- Ground floor
- Own patio door access
- Communal entrance hall
- Lift to all floors
- Refurbished shower room
- Two bedrooms
- Fitted kitchen
- Popular development

A rare opportunity to acquire a ground floor retirement apartment with its own private access situated in a popular town centre development in the heart of Warwick and yet near St Nicholas Park, shops and restaurants with two bedrooms, living room, fitted kitchen and recently refurbished shower room.

Communal front door with telephone security link opens into the Communal Entrance Hall with lift to all floors.

Private door opens to the

PRIVATE ENTRANCE HALL

with coved ceiling and door opening to a deep walk-in airing cupboard with shelving and hot water cylinder.

KITCHEN

8' 3" x 7' 8" (2.52m x 2.36m max reducing to 1.77m)

Beautifully compact but providing all that is necessary with roll edge work surfacing having a 1 1/4 bowl, single drainer, stainless steel sink with mixer tap and a New World electric hob. Base units under with electric oven and space and plumbing for slimline dishwasher and space and plumbing for washing machine. Further half depth work surfacing with slimline base unit under, range of eyelevel wall cupboards with cooker hood, and recess for a larder style fridge freezer. Tiled floor, extractor fan and archway with glass panels opening to the



LIVING ROOM

12' 0" x 12' 6" (3.67m max reducing to 2.51m x 3.83m)

with wood effect flooring and feature electric fire setting with hearth and surround, coved ceiling, and double glazed patio doors opening to the patio and communal garden.

BEDROOM ONE

12' 3" x 12' 5" (3.75m max reducing to 2.84m x 3.80m max inc wardrobes)

with electric panel heater, sealed unit double glazed window to the front with secondary glazing, and the measurements include a full height, three door range of fitted wardrobes.



BEDROOM TWO

8' 6" x 7' 7" (2.60m x 2.32m)

with electric panel heater and sealed unit double glazed window.



REFITTED LUXURY SHOWER ROOM

with large walk-in shower cubicle with adjustable shower and screen, wash hand basin with mixer tap and cupboard beneath, together with concealed cistern and low-level WC, extractor fan, attractive wood effect flooring and large tile areas.



OUTSIDE

Castlegate Mews is well known for its attractive communal areas and seating areas on the communal patios. There is a private gate which runs from Castlegate Mews directly into St Nicholas car park and parking permits can be purchased for St. Nicholas Park.

AGENTS NOTES

Property is leasehold for 99 years from 5 October, 1988.

Service charge £198.30 per month.

No Ground Rent is payable.

All main services are connected except gas.

Please note there is a selling premium charged at 1% of the sale price for each year of ownership, which goes into a reserve fund for repairs, planned works etc.

Agent's Notes

Council Tax Band B.

Local Authority: Warwick District Council

VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

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