

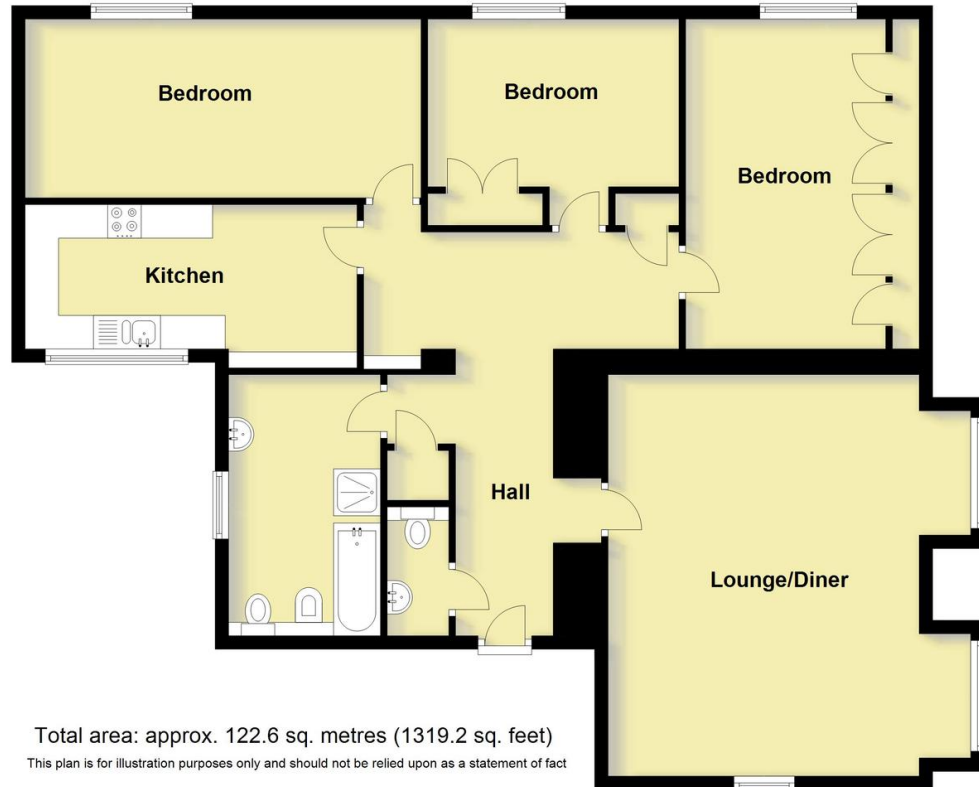


**MARGETTS**  
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

**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

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ESTABLISHED 1806

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

Guide Price £375,000 Leasehold



- Huge top floor apartment with lift
- Period property
- 3 bedrooms
- Large dual aspect living room
- Allocated off-road parking
- 1319 sq.ft. flexible accommodation
- Central town location
- Near to train station
- Stunning views



A very rare and exceptional opportunity to acquire a huge top floor, period apartment offering stunning views across the county town in a highly sought-after residential development next to the Castle Estate. The property provides 1350 ft.<sup>2</sup> of flexible accommodation with up to 3 bedrooms if desired, allocated off-road parking and is warmly recommended by the agents.

Communal front door with telephone security link 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, 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 LOUNGE/DINER

20' 1" x 17' 6" (6.14m reducing to 4.02m x 5.34m under eaves reducing to 4.71m)

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, television connection point and telephone connection point.



### BREAKFAST KITCHEN

16' 2" x 7' 8" (4.95m x 2.36m) under eaves reducing to 1.59m at 6ft shoulder height.

The breakfast area has room for a small table and chairs, telephone connection point, radiator and eyelevel wall cupboards, radiator and in the kitchen area roll edge work surfacing extends to 3 walls with a Bosch four ring electric hob and electric double oven under the counter. Space and plumbing for washing machine together with integrated Neff full-size dishwasher. Range of the base units and eyelevel wall cupboards, wall mounted Potterton need to heat electronic gas fired central heating boiler, double glazed windows 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 double glazed window, radiator, down lighters, tiled areas and heated towel rail.



### MASTER BEDROOM

14' 8" x 11' 2" (4.48m max reducing to 3.97m at 6 foot shoulder height) x 3.41m)

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

19' 5" x 9' 1" (5.94m x 2.79m partly under eaves reducing to 2.2m at 6ft person shoulder height)) With radiator, exposed timber, and secondary glazed window again affording attractive rooftop views of Warwick.

### BEDROOM THREE

12' 2" x 10' 2" (3.73m x 3.1m max including wardrobes reducing to 1.96m at 6ft 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 £220

### Agent's Notes

Council Tax Band E.

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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