

## MARKET PLACE, WARWICK CV34 4SD



**A NEWLY RENOVATED, TWO DOUBLE BEDROOM APARTMENT IN AN ENVIABLE CENTRAL POSITION IN THE MARKET TOWN OF WARWICK.**

- Newly Renovated Duplex Apartment
  - Town Centre Location
  - Two Double Bedrooms
    - Fitted Kitchen
  - Separate Living Room
    - Bathroom
  - Available: Immediately
- Restrictions: No Pets, No Smokers

We are pleased to bring to market this newly renovated, town centre apartment.

This Grade II listed building is in a prime location slap bang in the middle of the market town of Warwick. Surrounded by gorgeous buildings, local bars and restaurants and a number of boutique shops. You wouldn't need to get in the car, everything you need is right on your doorstep.

This two bedroom, duplex apartment has been fully renovated. There are a number of original features still remaining and the entrance has a Dickensian air about it.

Access to the property is through a private front door, stairs lead straight up to the first floor landing which lead to breakfast kitchen, living room and bathroom. Stairs lead up from the landing to the second floor where you will find the two double bedrooms.

### **Entrance**

Entrance to the property is via an attractive communal courtyard which leads to a private, solid front door which opens up into the private entrance hall. Being newly decorated and carpeted, light point to ceiling, original wooden beam to ceiling and fuse box fitted to high level.

Newly carpeted stairs lead up to the first floor landing.

### **First Floor Landing**

Being newly decorated in neutral tones and with a continuation of the carpet from the stairs. Light point to ceiling, gas central heating radiator, useful shelved cupboard.

### **Breakfast Kitchen 10'7" x 11'2" (3.231 x 3.419)**

With cushioned flooring and newly decorated walls and ceiling, glazed door to rear elevation with a Juliet balcony and a refurbished sash window to rear elevation. The kitchen is fitted with a range of base and wall units with a high gloss frontage and a brushed chrome handle, granite effect melamine work surface and a grey and white subway tile splash back. Fitted with an electric oven, ceramic electric hob, stainless steel sink with matching drainer with chrome hot and cold mixer tap and a free standing, slimline dishwasher. There is a Valiant combi boiler, various electric sockets and fused switches and a light point to ceiling.

### **Living Room 14'5" x 12'4" (4.416 x 3.771)**

Carpeted to floor and with neutral decor being newly decorated to walls and ceiling, original beam and light point to ceiling. Large sash window to front elevation overlooking Warwick town center. Original feature fireplace with tiled hearth, gas central heating radiator and electric sockets.

From the landing, carpeted stairs lead up to the second floor landing where there is a continuation of the carpet and decor, exposed beam, skylight and light point to ceiling.

### **Bedroom One 14'5" x 13'0" (4.419 x 3.977)**

Continuation of the carpet and decor, original beams, light point to ceiling. Original sash window to front elevation, gas central heating radiator, original feature fireplace and electric sockets.

### **Bedroom Two 9'10" x 9'3" (3.019 x 2.839)**

Continuation of carpet and decor, sash window to rear elevation, original feature fireplace, gas central heating radiator, light point.

### **Bathroom 9'10" x 8'1" (2.998 x 2.489)**

Tiled to floor in a slate effect tile and tiled to wall around the basin, toilet and bath in a white tile. Sash window to rear elevation, gas central heating radiator, light point and beam to ceiling. The bathroom is fitted with a white suite of pedestal wash hand basin with chrome hot and cold tap, toilet and bath with chrome hot and cold mixer tap with shower attachment. Utility area with work surface and washing machine.

### **Council Tax**

We understand the property to be Band B.

**Holding Deposit**

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)

**Lettings Disclaimer**

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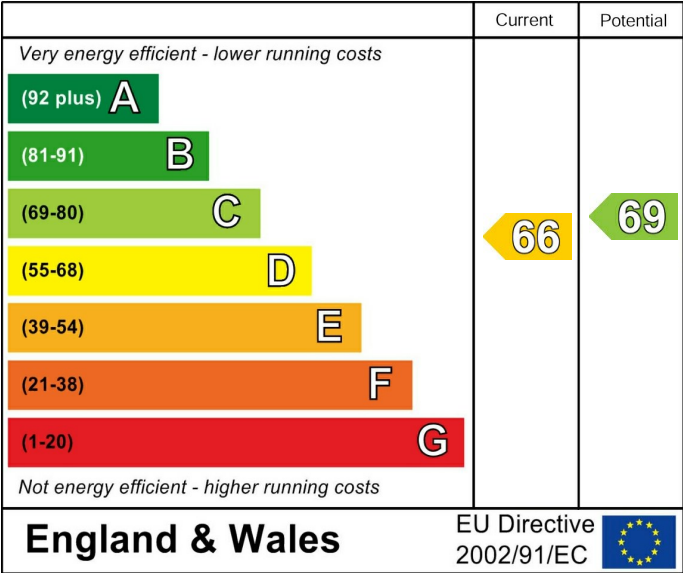






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Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating

