



Flat 1, No 9 Market Place, Warwick

Asking Price  
£255,000



### SUPERB TWO BEDROOM FIRST FLOOR CHARACTER

APARTMENT offering well-appointed accommodation of generous proportions set within this quality conversion of this substantial Grade II listed period building, with the added benefit of allocated secure parking to the rear.

The property is ideally placed within the hustle and bustle of the market square with excellent amenities close at hand. No upward chain

### Location

9 Market Place is a spacious, first-floor apartment that is part of a Grade II-listed period building that overlooks the square, providing immediate access to the town's restaurants, independent retailers, and parks. Warwick is a thriving market town with many notable amenities and historic landmarks; the most famous, of course, is the magnificent Warwick Castle.

### Communal Entrance Hall

Approached either from the Old Market Square or from the parking area approached from New Street. Door to private storage area. Staircase to the first floor.

### Hall

Front door with spy-hole. Security entry phone system and a heating thermostat.

### Sitting Room

16'0" x 13'1" (4.88m x 3.99m)

Original fire surround. Two old-school style radiators. Two wall light points. Two full-height sash windows with secondary glazing providing a view over the square and racecourse, opening to the:

### Fitted Kitchen

11'6" x 5'10" (3.53m x 1.78m)

Fitted with an attractive range of cream coloured gloss finish units. Inset single drainer stainless steel sink with a mixer tap attachment and cupboard space under. Range of eye and base level units. Natural woodblock work surfaces and walls are tiled around the splash areas. Wood flooring. Built-in stainless steel fronted oven, ceramic hob and stainless steel chimney cooker hood over. Integrated fridge/freezer, washing machine and dishwasher. recessed spotlights

### Bedroom One

16'4" x 12'0" (5.00m x 3.68m)

14'5" (4.40m) into bay.

Full-height bay window to the rear, providing views towards St. Mary's Church tower. Three old-school style radiators. Fire surround, decorative ceiling coving and door to:



#### En-Suite Shower Room

Well-appointed with a white suite. Corner quarter circle enclosure with sliding entry doors and Mira thermostatic shower. Pedestal wash hand basin. Walls are tiled around the splash areas. Wood flooring. Close-coupled w.c. Chrome ladder heated towel rail/radiator. Extractor fan. Sash window. Recessed spotlights.

#### Bedroom Two

12'9" x 8'3" (3.91m x 2.54m)

Period-style radiator, sash window to the front with secondary glazing and stained glass feature upper panes.

#### Bathroom

Well equipped with a white suite. Panelled bath with shower attachment over, side screen and walls tiled around the splash areas. Matching wood flooring to the en-suite. Close-coupled w.c. Pedestal wash hand basin. Chrome ladder heated towel

rail/radiator. Recessed spotlights. Cupboard housing the hot water cylinder.

#### Basement Storage

Storage access through the communal hallway

#### Outside

Secure allocated parking space to the rear with gated access from New Street.

#### Tenure

The property is LEASEHOLD held on a 125-year Lease from November 2012. SERVICE CHARGE: Currently £2,200 pa. GROUND RENT: £250 pa. FIXTURES & FITTINGS: Included in the sale price are all the items of fixtures and fittings mentioned in these sales particulars.

#### Services

All mains services understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give any warranties in this respect. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "C" - Warwick District Council

#### Postcode

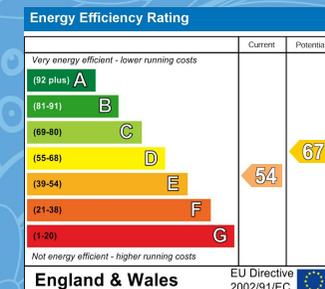
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