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Flat 4, 9 Market Place, Warwick

Price Guide £222,500







This superb two-bedroom top-floor apartment offers well-appointed accommodation of generous proportions, set within this quality conversion of a recently refurbished, substantial Grade II-listed period building, with the added benefit of two allocated, secure, gated parking spaces to the rear. The property is ideally placed within the hustle and bustle of the market square, with excellent amenities close at hand and with views over both Warwick Town Square and St Mary's Church.

This property has benefited from a recent renovation to the frontage and is being advertised with no upward chain. Energy rating E.

Location

Apartment 4, 9 Market Place is a spacious, top-floor apartment in a recently refurbished Grade II-listed period building overlooking the square and St Mary's Church, providing immediate access to the town's restaurants, independent retailers, parks and is only a short walk away from the Warwick Racecourse.

Warwick is a thriving market town with many notable amenities and historic landmarks; the most famous, of course, is the magnificent Warwick Castle and its surrounding grounds.

Frontage

The property benefits from a recent refurbishment to the frontage, overlooking the Warwick Town Square and offering

Communal Entrance Hall

Approached either from the Old Market Square or







through the secure gated parking on New Street. Door to private storage area. Staircase to the first and second floors.

Reception Hall

18'9" x 5'1" (5.74 x 1.55m)
Front door with a spyhole. Security entry phone system.

Doors to both bedrooms, family bathroom, and living/ dining room.

Living Room/Dining Room

15'3" x 15'5" (4.67m x 4.72m)
Attractive period fire surround and cast-iron Albert-style grate. Two wall light points. Bespoke cast-iron-style radiator. Sash window with secondary sash glazing providing views over the Market Square and countryside beyond. Opening to:

Fitted Kitchen

9'8" x 7'8" (2.97m x 2.36m)
A range of base and eye-level cream coloured gloss fronted units. Inset single-drainer stainless-steel sink unit with mixer tap attachment and cupboard space under.
Three base units with natural woodblock work surfaces over, with a complimentary tiled splashback. Built-in stainless-steel fronted Lamona oven, ceramic four-ring hob, and stainless-steel chimney cooker hood over. Four ceiling recessed spotlights. Integrated washing machine and fridge freezer. Tiled floor. Cupboard housing the hot water cylinder. Underfloor heating with a control unit.







Bedroom One
12'11" x 9'1" (3.96m x 2.79m)
Bespoke cast-iron style radiator. double-glazed window to the rear aspect providing views towards St. Mary's Tower and Castle turret. Door to :

En Suite Shower Room
Well-appointed with a large shower tray and a pedestal wash hand basin. low-level w.c. Chrome ladder heated towel rail radiator. double-glazed window. Three ceiling recessed spotlights. Extractor fan.

Bedroom Two
12'7" x 8'7" (3.86m x 2.62m)
Cast-iron style radiator. Sash window to front with secondary sash glazing providing views over the Market Square and countryside beyond.

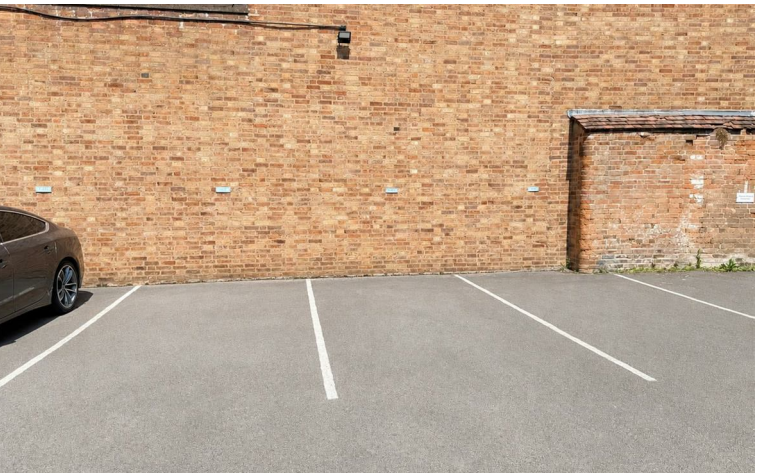
Bathroom
Well-appointed with a white suite. Panelled bath with a shower attachment over and a side splash screen. Walls fully tiled. Tiled floor. Pedestal wash hand basin. low-level W/C. Chrome ladder heated towel rail radiator. double-glazed window. Three ceiling recessed spotlights. Manrose extractor fan. .

Basement Store Room
Separated private lock-up storage

Outside
Two secure allocated parking spaces to the rear, accessed 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 are understood to be connected except gas. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst we believe 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

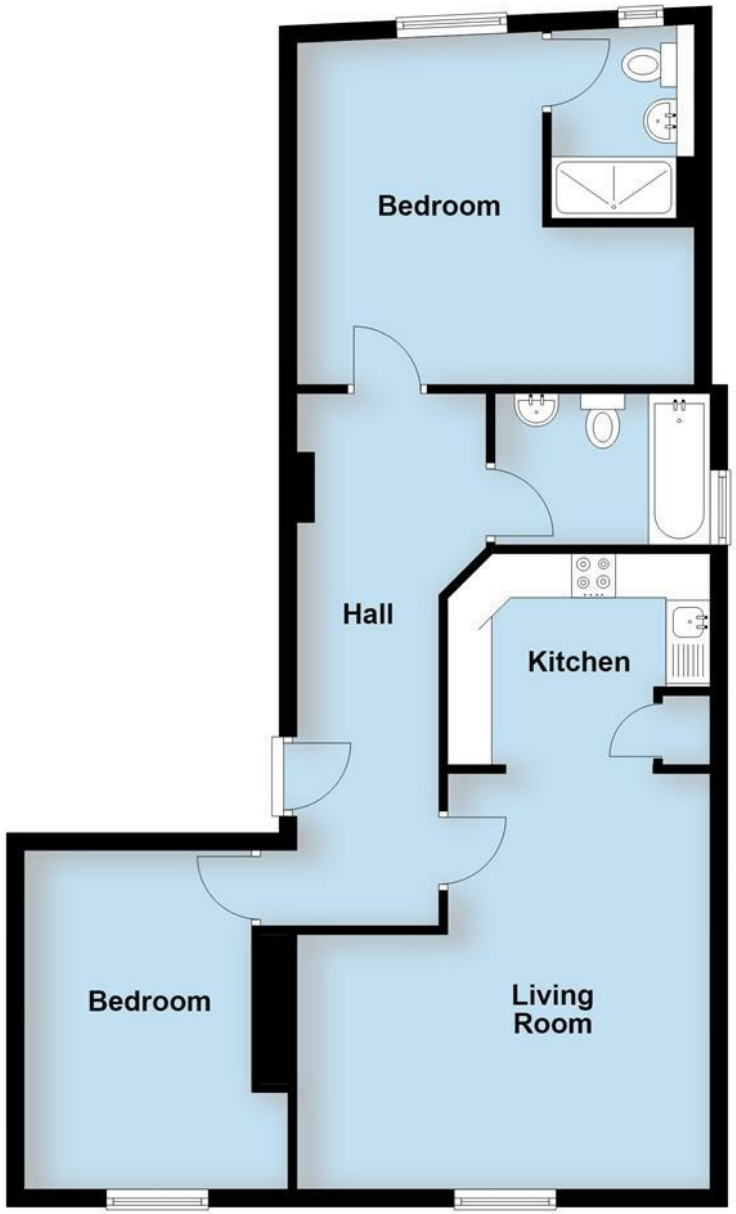
The property is in Council Tax Band "C" - Warwick District Council

Postcode

CV34 4SA

Second Floor

Approx. 73.0 sq. metres (786.0 sq. feet)



Total area: approx. 73.0 sq. metres (786.0 sq. feet)

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

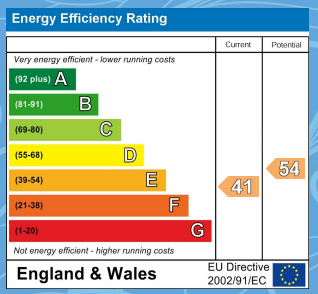
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