



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

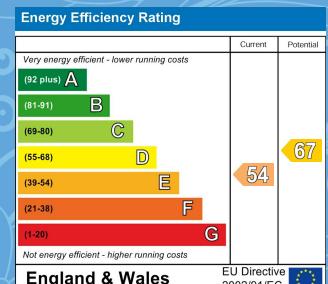
CV34 4SA

Your Property - Our Business

Residential Estate Agents •
Lettings and Property Managers •
Land and New Homes Agents •

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.