



## 2, Martinique Square, Warwick

This superb, two-bedroom ground-floor apartment forms part of this prestigious development within the heart of Warwick Town Centre. Located on the ground floor of this Grade II listed building, the accommodation affords a secure communal entrance hall, private reception hall and inner hall, spacious living room, fitted kitchen, two double bedrooms, luxury en-suite shower, additional bathroom, allocated parking, long lease and access to Hill Gardens. Awaiting EPC

**Asking Price**  
**£250,000**





## 2 Martinique Square Warwick

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**£250,000**

### Location

Martinique Square is a highly regarded development of apartments and townhouses set within a gated courtyard and occupying a true town centre location within a comfortable walk of all amenities within this historic market town. Number 2 is situated on the ground floor and benefits from two allocated parking spaces.

### Secure Communal Entrance

Communal security entrance door leading into the communal hall, with apartment 2 located on the ground floor at the rear.

### Approach

Through solid entrance door with spy-hole into:

### Reception Hall

Karndean wood effect floor, downlighters, wall mounted Creda storage heater, wall mounted entryphone system. Built-in Cloaks/Storage Cupboard. Door to Living Room, Kitchen, and Bedroom Two.

### Living Room

15'0" x 12'10" (4.58m x 3.93m)

Wood effect floor, wall mounted Creda storage heater, two multi-pane sash windows with fitted shutters, coving to ceiling. Display/book shelving to alcove, TV aerial point.

### Kitchen

11'5" x 7'1" (3.48m x 2.16m)

Range of matching base and eye level units, complementary worktops, and tiled splashbacks with inset single drainer sink unit, mixer tap and rinse bowl. Built-in Neff electric oven with microwave over, Neff ceramic hob with extractor unit over. Integrated dishwasher and washer/dryer, Integrated fridge/freezer. Tiled floor, downlighters, and a sash window to side aspect with fitted shutters.

### Inner Hall

Matching tiled floor, built-in Airing Cupboard, ceiling light point. Doors to:





### Bedroom One

14'5" x 10'4" (4.40m x 3.16m)

Multi-pane sash windows on two elevations with fitted shutters, TV aerial point, wall mounted electric panel heater. Door to:

### Luxury En-Suite

White suite with chrome fittings comprising wide tiled shower enclosure with shower system and glazed shower screen. WC with a concealed push button cistern, wash hand basin with storage cupboard below. Chrome heated towel rail, fully tiled walls, and floor, downlighters, extractor fan, window with shutters.

### Main Bathroom

White suite comprising bath with mixer tap and telephone style shower system attachment, pedestal wash hand basin, WC. Complementary tiled splashbacks, tiled floor, chrome heated towel rail, extractor fan, downlighters, shaver point, Creda electric fan heater, sash window.

### Double Bedroom Two

14'6" x 10'7" (4.42m x 3.24m)

Wood effect floor with Creda storage heater, sash window with fitted shutters. Built-in range of bedroom furniture providing ample hanging rail, drawer and storage space, corner vanity area with knee-hole space.

### Outside

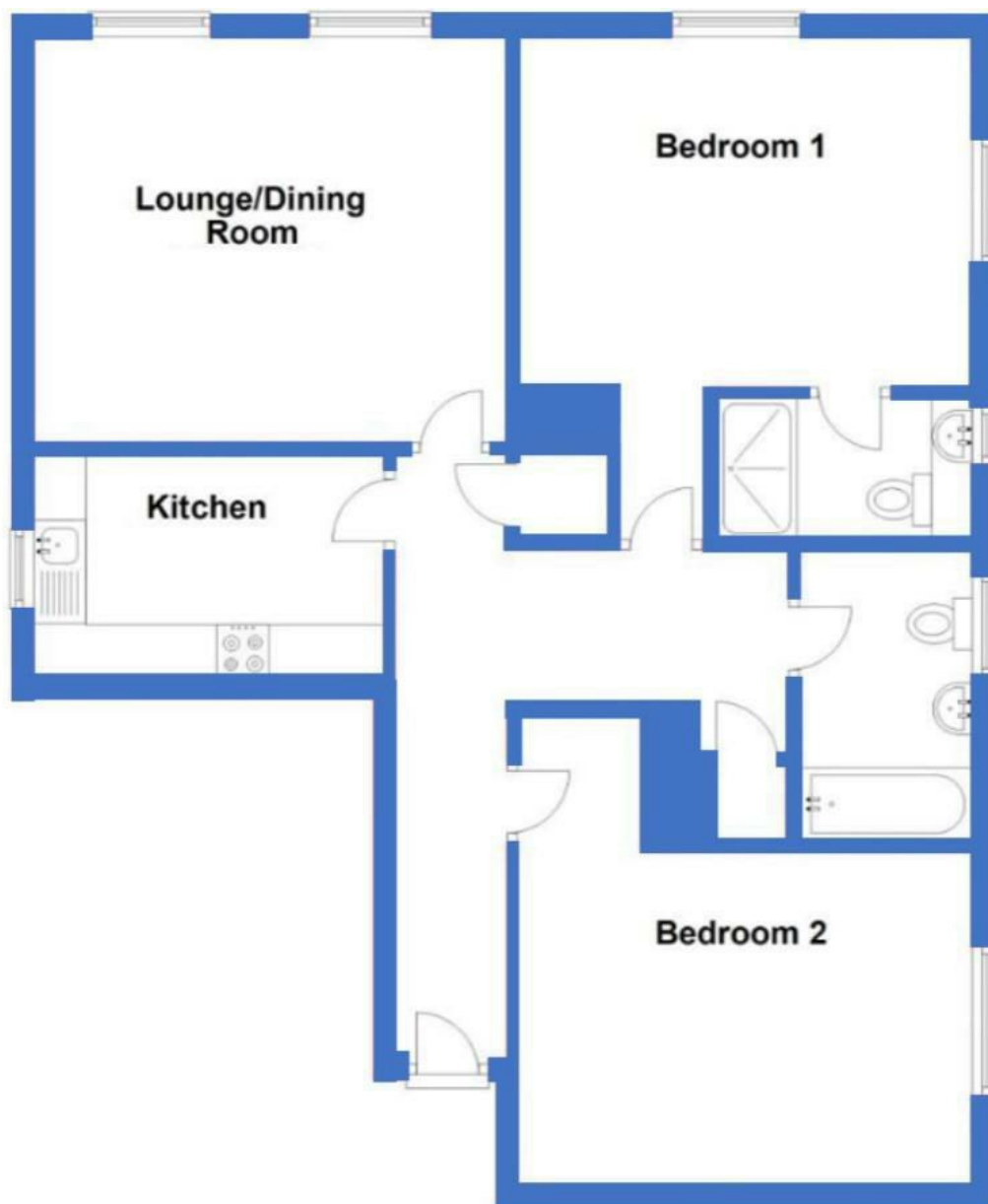
The apartment benefits from an allocated park space close to the apartment. There is a further secure parking space which this apartment owns in the nearby Linen Street car park. To the rear are beautiful gated communal Victorian gardens which are available to the residents on Martinique square, offering lovely views of Warwick Racecourse and beyond.

### Tenure

The property has the benefit of a newish 999-year lease from circa 2018. The current service charge is circa £200pcm. The agent has not checked the legal status to verify the Leasehold status of the property. The purchaser is advised to obtain verification from their legal advisors.

### Services

All mains services are understood to be connected, with the exception of gas, as there is no gas connection to the village. NB We have not tested the electric heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give warranties in this respect. Interested parties are invited to make their own inquiries.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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