



Castle Lane | Warwick | CV34 4BT

Price guide £325,000





## Castle Lane | Warwick | CV34 4BT

This beautifully presented top floor apartment offers a delightful living experience. Spanning an impressive 873 square feet, the property boasts two spacious double bedrooms, making it ideal for couples, small families, or those seeking a comfortable home office space.

As you enter the apartment, you are greeted by a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The large windows allow natural light to flood the space, enhancing the overall appeal. One of the standout features of this property is the stunning views of the historic castle to the rear and St Marys Church to the front, which can be enjoyed from various vantage points within the apartment.

The apartment also includes two modern bathrooms, ensuring convenience and privacy for all residents. The presence of a lift adds to the ease of access, making this top floor residence both practical and desirable.

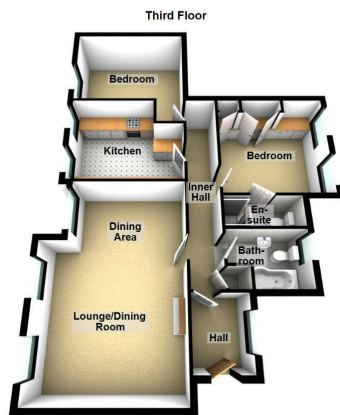
With its prime location in Warwick, residents will benefit from a vibrant community, rich history, and a variety of local amenities. This apartment is not just a home; it is a lifestyle choice that combines comfort, elegance, and a touch of history. Do not miss the opportunity to make this exceptional property your own.



- Top Floor Apartment with Lift Access
- Re-Decorated and Re-Carpeted
- Main Bedroom with Fitted Wardrobes and En-Suite Shower Room
- Further Double Bedroom and Family Bathroom
- Large Living Dining Room
- Modern Fitted Kitchen
- Ideal Town Centre Location with Allocated Parking Space
- Fabulous Views
- No Upward Chain
- EPC -

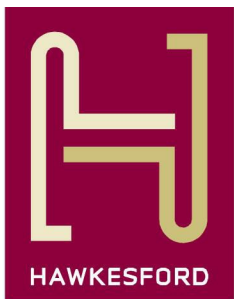






Total area: approx. 81.1 sq. metres (872.5 sq. feet)

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

#### Entrance

Entrance to the property is via a communal hallway which leads to the front door. As you enter the apartment there is an entrance vestibule - a perfect spot to remove shoes and hang up your coats. Amtico, wood effect flooring and newly decorated, neutral decor to walls and ceiling. Sash window to front elevation overlooking Jury Street with gas central heating radiator below, spotlight and large loft access to ceiling. Wooden framed glazed door opens in to the entrance hall where there is a continuation of the flooring and decor, two light points to ceiling, gas central heating radiator. White painted doors lead in to all rooms as well as the airing cupboard which provides storage and houses the hot water tank and gas central heating boiler.

#### Living Dining Room

6.327m x 4.137 (20'9" x 13'6")

Being newly carpeted to floor and newly decorated to walls and ceiling, three sash windows to rear elevation overlooking the courtyard and also giving views of the castle, two gas central heating radiators below, LED spotlights to ceiling and a coal effect electric fire with wooden mantle.

#### Kitchen

3.776m x 2.936 (12'4" x 9'7")

Having wood effect, Amtico flooring, newly decorated walls and ceiling, two sash windows to rear elevation which also have a view of the castle, gas central heating radiator. The kitchen is fitted with a range of base and wall units with a modern frontage, brushed chrome handle and a granite effect melamine work surface. LED spotlights and extractor to ceiling as well as under wall mounted cabinet lighting. The kitchen is fitted with an integrated under counter, fridge and freezer, dishwasher, free standing washing machine, a four ring gas hob with extractor over and a glass splash back behind, double electric oven and a stainless steel, one and a half bowl sink with matching drainer, chrome hot and cold mixer tap and a matching glass splash back.

#### Bedroom One

3.510m x 3.541m (11'6" x 11'7")

Newly fitted carpet to floor and newly decorated to walls and ceiling, sash window to front elevation, LED spotlights and gas central heating radiator. Fitted with a triple wardrobe and a six drawer pack with vanity area.

#### En-Suite Shower Room

Wood effect Amtico flooring, walls are tiled to full height in a marble effect tile. spotlights to ceiling and extractor to high level. Fitted with a gas central heating radiator, white low level WC, white pedestal wash hand basin with chrome hot and cold mixer tap with shaver point and light above. Walk in shower with a Mira electric shower fitted.

#### Bedroom Two

3.692m 2.768m (12'1" 9'0")

Newly fitted carpet to floor and newly decorated to walls and ceiling, sash window to rear elevation also benefitting from the views of the castle, LED spotlights and loft access to ceiling, gas central heating radiator.

#### Bathroom

Having wood effect Amtico flooring, walls are tiled to half height which increases to full height around the bath and shower area, obscure glazed sash window to front elevation, LED spot lights to ceiling and fitted with a chrome heated towel rail, white pedestal wash hand basin with chrome hot and cold mixer tap, shaver point, built in WC with chrome flush plate, "P" shaped bath with chrome hot and cold tap with chrome shower head and chrome handle bar controls.

#### Outside

There is one allocated parking space set in a courtyard setting as well as communal gardens.

#### Tenure

We believe the property to be Leasehold. 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 advisers.

Management charges of £320 per month.

The building has undergone a some refurbishments over the last year - lift upgraded, new carpets, internal and external painting, window refurb and repairs to stonework.

#### Council Tax

We understand the property to be Band D.

#### Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

#### Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

#### Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.