MARTINIQUE SQUARE, WARWICK CV34 4DG



- Top Floor Apartment
- Two Bedrooms
- Modern Kitchen Diner
- Separate Living Room
- Four Piece Family Bathroom
- One Allocated Parking Space
- Access to Victorian Gardens
- Attractive Views
- EPC: 78 (C)

2 BEDROOMS **£1,050**

A fabulous, modern two bedroom apartment in this lovely gated development is a must see for anyone wanting to be within walking distance of everything that Warwick Town Centre has to offer. Located on the top floor there are attractive views across the roof tops and countryside.
There is a neutral colour palate throughout and it is presented in a clean and tidy condition. Internal viewing is strongly recommended to appreciate the location and feeling of light and space this property offers.

Accommodation in brief: living room, kitchen diner, master bedroom with fitted wardrobes, further bedroom with fitted wardrobe and a family bathroom. The property benefits from one allocated parking space and access to the Victorian Gardens at the rear of the development. Also has easy access to the A46/M40 for Kenilworth, Stratford, Coventry and beyond.

Entrance Hall
Entrance to the property is through a solid wooden door which leads in to the Entrance Hall, carpeted to floor with neutral décor to the walls and ceiling, there is a storage cupboard and an airing cupboard housing the electric hot water system and provides useful storage. White painted wooden doors lead to all rooms. Electric storage heater.

Living Room 13'11" x 12'3" (4.261m x 3.735m)
Carpeted to floor, neutral décor to the walls and ceiling, light point to ceiling. Triple, double glazed window to front elevation and an electric storage heater, various electric sockets and a TV point.

Kitchen Diner 8'8" x 11'8" (2.656m x 3.567m)
Modern fitted kitchen with neutral décor to the walls and ceiling with a white tiled splashback and tile effect cushioned flooring. The Kitchen benefits from a integrated fridge/freezer, washing machine, dishwasher and electric oven with hob and extractor over. Electric heater.

Master Bedroom 8'8" x 9'6"x (2.662m x 2.918x)
Carpeted to floor, neutral decor to the walls and ceiling, double glazed window to the rear elevation, double fitted wardrobe and electric heater.

Bedroom 2 9'3" x 8'0" (2.840m x 2.454m)
Carpeted to floor, neutral decor to the walls and ceiling, single fitted wardrobe, double glazed window to the rear elevation, electric heater.

Bathroom 5'11" x 6'2" (1.807m x 1.886m)
Tile effect cushioned flooring, with tiles to half height all the way around, fitted with a four piece suite which comprises bath, wash hand basin with vanity cabinet and shaver point above, low level W/C and separate shower cubicle. Also benefits from a towel rail and electric heater to high level.

Outside
The property has one allocated parking space and access to the Victorian Gardens at the rear of the development.

Services
Please note there is no mains gas connected. We believe all other services are connected.

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.

The cost of the maintenance and service charge is £1968.74 per annum. There is a 999 year lease from January 2000

Council Tax
We understand the property to be Band B.

Viewing
Strictly by appointment through the Agents on 01926 411 480.

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.

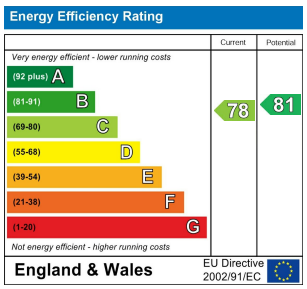
Disclaimer
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, 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.

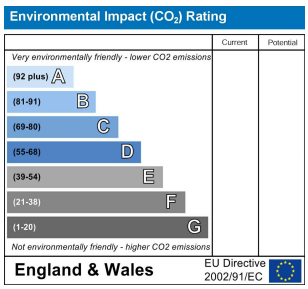
Management Department
For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

Survey Department
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.
Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.






Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
81
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC