







Two bed, ground floor retirement apartment

5 Castlegate Mews St
Nicholas Church Street
Warwick
CV34 4JD

MARGETTS
ESTABLISHED 1806

Price Guide £80,000

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This delightful purpose-built, retirement, ground-floor apartment sits within the desirable Castlegate Mews development, just moments from Warwick Castle, St Nicholas Park, local shops, cafés, and excellent transport links. Offering convenient, low-maintenance living in a well-kept residential courtyard. It is an excellent choice for downsizers.

Communal front door with security link opens into the

COMMUNAL HALLWAY
with the option of either the staircase or lift proceeding to the

FIRST FLOOR LANDING
Private door opens to the apartment.

PRIVATE RECEPTION HALL
with telephone security link, electric night storage heater, airing cupboard with slatted wood shelving and hot water cylinder.

LIVING ROOM
9'5" max x 15'1" max
with single glazed window to the side, electric night storage heater, ornate electric fire setting, television aerial connection point, satellite point, and FMDAB point.

KITCHEN
9'10" max x 6'4" max
with work surfacing incorporating a one and a quarter bowl sink unit with mixer tap and single drainer, together with electric hob and base units beneath with the oven, range of eyelevel wall cupboards with cooker hood and under unit lighting, space and recess for washing machine, and further space for under counter appliance.

BEDROOM ONE
10'9" max x 11'5" max
(Please note all measurements are to wardrobes) - With a range fitted wardrobes, and electric panel heater.

BEDROOM TWO
8'6" x 6'6"
with electric panel heater and single glazed window to the front.

BATHROOM
The property enjoys panel bath with an adjustable shower over, wash hand basin, low level WC, extractor fan, electric wall heater, shaver point and heated towel rail.

OUTSIDE + PARKING
There are communal areas to Castlegate Mews with seating areas having benches surrounded by shrubs and plants. There is also an area for dustbins and two visitor car parking spaces.

COMMUNAL RESIDENTS LOUNGE
We also understand that there is a communal residents lounge.

GENERAL INFORMATION
The property is leasehold and the length of the lease is 99 years from 11th March, 1988 with 60 years remaining.
Service charge and ground rent are £215.71 per month/£2,588.52 per annum.
Sinking fund contribution on sale of property 1% per year of ownership.

















5 Castlegate Mews St Nicholas Church Street, Warwick.



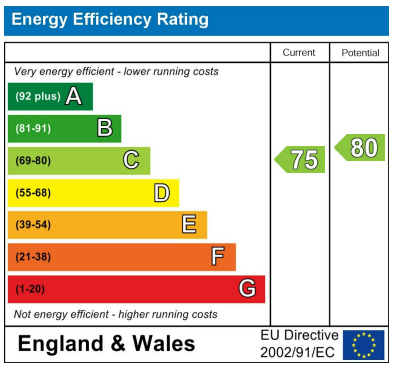
Ground Floor

Approx. 46.9 sq. metres (505.3 sq. feet)



Total area: approx. 46.9 sq. metres (505.3 sq. feet)

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



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