

Peter Clarke



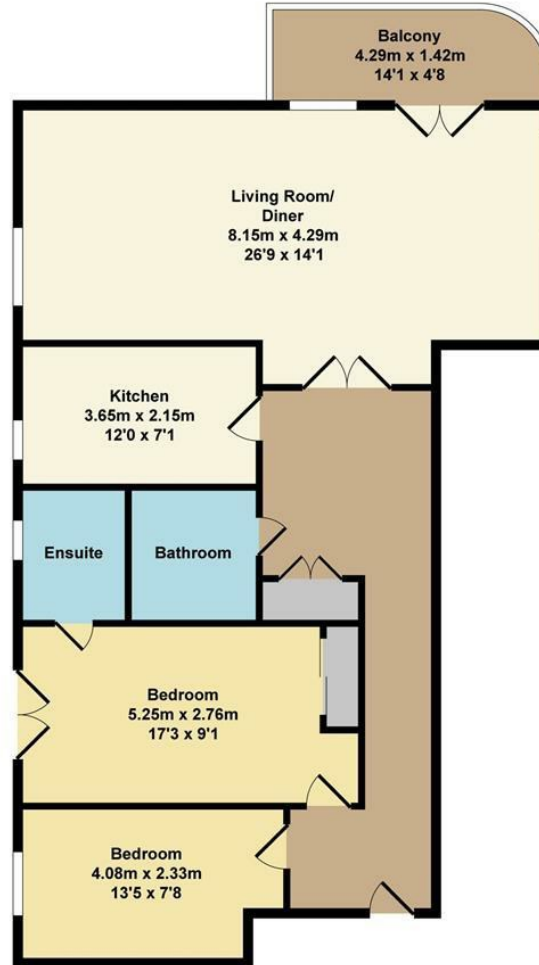
11 Sir Anthony Eden Way

Warwick

# 11 Bridge House

Total Approx. Floor Area 88.80 Sq.M. (956 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



# 11 Bridge House, Sir Anthony Eden Way

Warwick, CV34 5FR

- Two bedroom apartment
- Spacious and well presented
- Modern desirable development
- Secure garage parking
- Approx 950 sq ft
- Master bedroom with en suite
- Balcony
- Stunning views
- EPC rating TBC



Offers Over £290,000

A beautifully presented modern executive apartment situated in a desirable and sought after location on the Warwick/Leamington border. The property is well proportioned throughout being approximately 950 sq ft and is finished to a high standard. It briefly comprises two large double bedrooms, the master being en suite, modern fitted kitchen, family bathroom, large lounge diner with balcony and stunning views over the surrounding countryside and River Avon. The property benefits from underground secure parking and also being sold with NO UPWARD CHAIN.

## APPROACH

With a paved pathway leading to the entrance with secure intercom access.

## ENTRANCE

Accessed via stairs or lift in communal areas and with a front door leading into a large hallway.

## HALLWAY

With wood laminate flooring, central heating radiator, inset ceiling downlighters and doors giving way to the internal accommodation.

## LOUNGE DINER

A large room measuring just over 26.9ft in length with double doors opening in from the hallway being very light and airy, having windows to the sides and front elevation making this triple aspect, large balcony with gorgeous views over the surrounding countryside and River Avon. TV point, space for study/office area, dining area to fit a table and chairs to comfortably seat 4 - 6 adults, ceiling mounted lighting.

## KITCHEN

A modern fitted kitchen with a range of wall and base mounted Shaker style units and complementary work surfaces over, integrated Smeg electric oven with extractor over, integrated Smeg double oven, integrated Smeg fridge freezer, integrated Smeg washer dryer,

integrated Smeg dishwasher. Double glazed window to the side elevation with attractive views, tiled flooring and inset ceiling downlighters.

## MASTER BEDROOM

A large double bedroom with large built in wardrobes, Juliet balcony with views across the green opposite and river, TV point, ceiling mounted lighting, central heating radiator and door to en suite.

## EN SUITE

With large walk in mains fed shower cubicle, low level WC with concealed cistern and dual flush, wash hand basin with chrome monobloc tap over, wall mounted towel radiator, part tiling, inset ceiling downlighters, extractor fan and obscure double glazed window to the side elevation.

## BEDROOM TWO

Another good size double bedroom with a large double glazed window to the side elevation with an attractive outlook, ceiling mounted lighting and central heating radiator.

## FAMILY BATHROOM

With low level WC with concealed cistern and dual flush, vanity unit wash basin, bath with mixer tap and shower attachment over, part tiling, shaver point, inset ceiling downlighters, extractor fan and wall mounted towel radiator.







## OUTSIDE

One secure garage parking space with gated access.

## GENERAL INFORMATION

**TENURE:** We are informed the property is LEASEHOLD although we have not seen evidence. Purchasers should check this before proceeding. With 110 years remaining on the lease, ground rent £250.00 pa and service charge £1621.69 for 2022

**SERVICES:** We have been advised by the vendor there is mains, electric, water and mains drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** TBC A full copy of the EPC is available at the office if required.

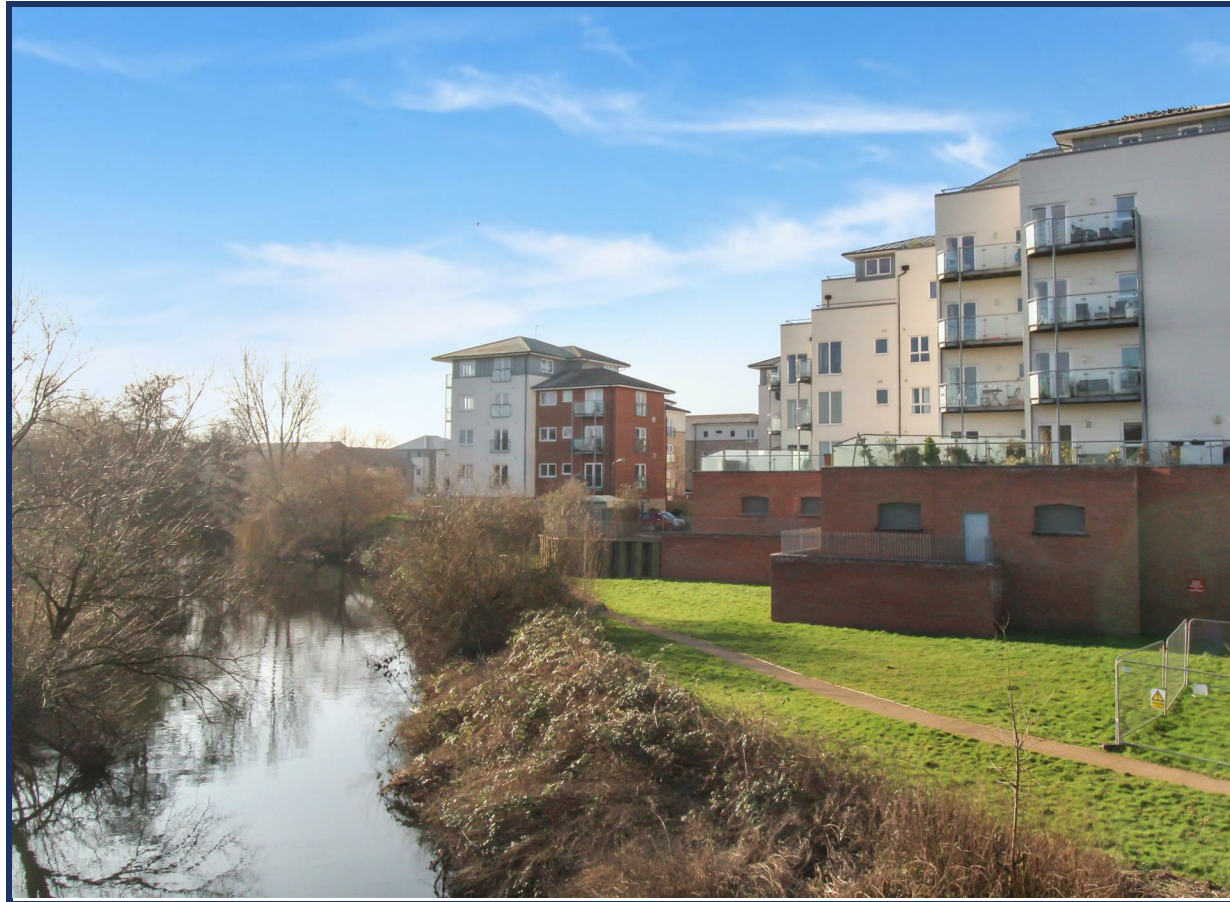
**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

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# Peter Clarke



Six multi-award winning offices  
serving South Warwickshire & North Cotswolds

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