





This lovely two-bedroom first-floor apartment is set within the prestigious and highly desirable Bridge End location. The well-appointed accommodation, which enjoys a south-facing balcony overlooking the communal grounds, is arranged as follows: open-plan entrance and inner hall, impressive living room with access to the external balcony, dining kitchen, master bedroom, bedroom two/study, cloakroom/shower room and principal bathroom, double glazing, shared utility/storage room and communal parking. NO UPWARD CHAIN. Energy rating D.

#### Location

The property is conveniently located near the historic tennis and rowing clubs along the River Avon and is just a short walk from St Nicholas Park, which provides additional leisure facilities. Also, residents of Bridge End benefit from complimentary "neighbour" passes to the iconic Warwick Castle. This property is within the catchment area for well-regarded schools in Warwick and is a brief drive away from Royal Leamington Spa, with easy access to the M40 and M42 motorways. Additionally, Warwick Railway Station is located just over half a mile from the property.

#### Communal Entrance

The well-maintained secure entrance serves six apartments with stairs rising to the first floor and apartment 11.

#### Approach

Through a solid entrance door into:

#### Entrance and Inner Hall

20'4" x 3'5" widening to 5'7" (6.20m x 1.05m widening to 1.71m)  
Wall-mounted electric panel heater, downlighters,





and a built-in cloak/storage cupboard. There is an adjacent storage cupboard with a hanging rail and additional storage space, featuring a wood-effect floor. The wide opening leads to the living room, with doors radiating to the kitchen, bedrooms, shower room and main bathroom.

#### Spacious Living Room

15'2" x 11'11" (4.64m x 3.64m)

The spacious room features a wood-effect floor, downlighters, three electric panel heaters, and a double-glazed picture window. There is also a

double-glazed casement door that leads to a private balcony, ideal for enjoying a morning coffee while taking in the lovely views of the well-maintained communal grounds.

#### Dining Kitchen

10'8" x 8'9" (3.27m x 2.67m)

This kitchen features a variety of matching base and eye-level units, along with complementary worktops and tiled splashbacks. It includes a single drainer sink unit with a mixer tap, a built-in electric oven, a ceramic hob with an extractor unit above



(gas hob supply in situ), and an integrated fridge. Additionally, there is a tall storage cupboard that houses the gas-fired boiler. The kitchen is well-lit with downlighters and has a double-glazed window.

#### Bedroom One

11'10" x 11'4" (3.63m x 3.46m)

The room includes built-in furniture designed for efficiency, featuring a space-saving integrated folding double bed. On both sides of the bed are full-height double-door wardrobes, with a long drawer unit featuring a display area on top.





Additional amenities consist of an electric panel heater, downlights, wood-effect floor and a double-glazed window that overlooks the communal gardens at the front.

#### Bedroom Two/Study

8'8" x 7'6" (2.66m x 2.30m)

Again, enjoying a built-in wardrobe with a concealed double bed, wood effect floor, electric panel heater, downlights and a double-glazed window to the rear aspect.

#### Cloaks/Shower Room

White suite comprising WC, pedestal wash hand basin with tiled splashback, tiled shower cubicle with a chrome shower system and separate shower attachment, curved glass double opening shower doors. Wood effect floor, downlights and a double-glazed window.

#### Main Bathroom

White suite comprising bath with mixer tap and Bristan shower system over with glazed shower screen. WC, wall hung wash basin with storage



cupboard below, downlights, extractor fan, shaver point and a chrome heated towel rail.

#### Shared Utility/Storage Room

This room is located off the first-floor communal landing and is a very useful addition for the two apartments it serves.

#### Outside

Archery Fields occupies a delightful setting positioned around a large central green and with a most attractive seating area and fish pond. There are residents' car parking areas.





### Tenure

Leasehold (999 years from circa 1963) with a full share of the freehold. The current service Charge: Circa £1,900 PA (paid in two annual instalments), which includes building insurance, general maintenance and upkeep of the grounds. There is a peppercorn ground rent of £12.50 per annum.

### Services

All main services are connected to the property. NB We have not tested the heating, domestic hot water

system, kitchen appliances, or other services, and whilst we believe them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries

### Council Tax

The property is in Council Tax Band "D" - Warwick District Council

### Postcode

CV34 6PQ



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- Land and New Homes Agents •



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CV34 4EL

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

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