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RESIDENTIAL

Your Property - Our Business

14, Archery Fields, Warwick

Price Guide
£335,000



This well-appointed ground-floor Apartment, which enjoys a view overlooking the communal grounds, is arranged as follows: an open-plan entrance and inner hall, a spacious living room with access to the green, a kitchen, a master bedroom, a second bedroom/study, and a bathroom; double glazing; a shared utility/storage room; and communal parking with a garage.

Bridge End is undoubtedly one of the most desirable locations, with a village-like character, yet it is highly convenient, a short walk from the historic county town centre, and offers easy access to Leamington Spa.

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

Secure entry system with private door entry to:

Approach

Through a solid entrance door into:

Spacious Living Room

15'4" x 12'0" (4.67 x 3.66)

Gas fire, Double-glazed window and double doors with views and access over the communal gardens.

Kitchen

10'10" x 8'8" (3.30 x 2.64)

A range of base and eye-level white fronted units, with a complementary quartz effect worktop and fully tiled splashback. Built-in oven, electric hob and cooker hood over. Space and plumbing for a washing machine and an under-counter fridge-freezer. Airing cupboard housing the water tank.

Bedroom One

11'5" x 11'10" (3.48 x 3.61)

Large built-in wardrobe. Double-glazed window to the front aspect.



Bedroom Two

9'6" x 8'7" (2.90 x 2.62)

Large built-in wardrobes. Double-glazed window to rear aspect

Bathroom

A modern white fully tiled suite with a panelled bath and a Triton shower over, pedestal hand wash basin, low-level w.c. Double-glazed window.

Shared Utility/Storage Room

This room is located off the ground-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, with a most attractive seating area and a fish pond. There are residents' car parking areas and access to private garages.

Garage

Garage number 24 is allocated to 14 Archery fields

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

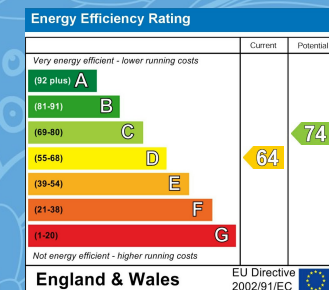
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