



## 2 Bed Apartment

10 Archery Fields  
Off Bridge End  
Warwick  
CV34 6PQ

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £260,000



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**\*\*UNDER OFFER – SIMILAR PROPERTIES NEEDED \*\*** A superb opportunity to acquire a first floor apartment situated in one of the most prestigious residential neighbourhoods in the county town, nestling in the shadows of Warwick Castle. With two bedrooms, living room, dining kitchen, shower room, and lots of storage cupboards. Also offered with no upward chain, SINGLE GARAGE and long 999 year lease (Issued 1965). Viewing recommend.

Telephone entry into communal entrance hall.

#### COMMUNAL FIRST FLOOR LANDING

Private door opens into the apartment.

#### OPEN PLAN SPACIOUS ENTRANCE HALL

with cloaks cupboard off, further shelved storage cupboard, further airing cupboard housing the Worcester gas fired central heating boiler.

#### OPEN PLAN LIVING ROOM

16'4" max' inc hallway x 15'5"

with full height second picture windows and French door opening onto balcony, fire setting with hearth and surround, wiring to all lights, and coved ceiling.

#### KITCHEN

11'3" max reducing to 8'9" x 10'9"

Kitchen measures 3.45m max into door recess reducing to 2.68 m x 3.28m, measurements include the pantry cupboard and roll edge work surfacing incorporating a one and a quarter bowl single drainer sink with mixer tap and four ring gas hob. Base unit beneath with electric oven and space for refrigerator with further run of work surfacing with base units beneath and eyelevel cupboards above, with door opening to shelved pantry cupboard, tiled floor, secondary glazed window and radiator.

#### BEDROOM ONE

13'5" excl. wardrobes x 11'5"

with laminate flooring, radiator, secondary glazed window, and a four-door, full height range of fitted wardrobes.

#### BEDROOM TWO

10'3" x 9'6"

with laminate flooring, double panel radiator, secondary glazed window, and the measurements exclude a four-door full height range of fitted wardrobes.

#### STORAGE

6'2" x 3'4"

#### SHOWER ROOM

has a panelled shower cubicle, low-level WC, wash hand basin, tiled areas, double panel radiator, obscured secondary glazed window, and door opening to storage cupboard with plumbing for washing machine.

#### LAUNDRY ROOM

Off the communal landing there is access to a laundry room shared with the apartment on the same floor.



### OUTSIDE

Archery Fields enjoys communal gardens and landscaped areas together with communal parking.

### SINGLE GARAGE

The property benefits from a single garage. En-Block Garage number 40, with up and over door.

### GENERAL INFORMATION

We understand all main services are connected.

The property is leasehold with a 999 Year lease, starting 1st March 1965

Ground Rent – £12.50 per annum.

Service Charge. The total budgeted service charge for the year to 30th June 2025 is £2,000 to cover external and shared area flat and grounds maintenance, building insurance and the management fees of an external Property Agent.

The Freehold is owned by "Archery Fields Property Owners Management Company Ltd" Company House number 05653391 of which the purchaser will become a shareholder.

The company is split into two estates, the first to own the Flats and the second, where combined with the 17 other properties in Archery Fields owns the parking areas.





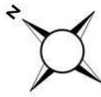




**10 Archery Fields, Off Bridge End, Warwick, CV34 6PQ**








### First Floor

Approx. 72.5 sq. metres (780.2 sq. feet)



Total area: approx. 72.5 sq. metres (780.2 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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