



**Spacious, ground floor, two bed  
apartment**

**18 Archery Fields  
Off Bridge End  
Warwick  
CV34 6PQ**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £325,000**

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A rare and fabulous opportunity to acquire an improved and spacious ground floor, two bedroom apartment set around a delightful central green and forming part of one of the most prestigious residential neighbourhoods in the county town. The property enjoys its own garage, ensuite shower facility, two genuine double bedrooms, gorgeous lounge and dining kitchen and shared utility room.

Front door with telecom entry system opens into a communal reception hall.

Private door opens into a private reception hall with polished parquet flooring, radiator, coved ceiling and downlighters.

**LIVING ROOM**

19'11" max reducing to 11'10" x 15'5" max measuring 6.08m max into hallway and bay, reducing to 3.63m x 4.7m max with gas fire setting with hearth and surround, polished parquet flooring, full height picture window with French door opening to the front of the property, television aerial point, and radiator.

**SUPERB REAPPOINTED DINING KITCHEN**

10'7" x 11'1" with refitted roll edge work surfacing incorporating a four ring gas hob and a stainless steel, one and a quarter bowl single drainer sink unit with mixer tap. Range of base units incorporating the Electrolux full-sized integrated dishwasher and electric oven. Range of eye level wall cupboards also incorporating Baxi gas fired central heating boiler.

Door to inner hallway with shelved storage cupboard off.

**MASTER BEDROOM**

13'5" x 11'5" with double glazed window, single panel radiator, and coved ceiling.

**ENSUITE SHOWER ROOM**

with fully tiled shower cubicle with adjustable shower, single bowl wash hand basin with mixer tap and cupboard beneath and concealed cistern low-level WC. tiled floor, double glazed window, downlighters and heated towel rail.

**BEDROOM TWO**

9'11" excluding wardrobes x 9'5" with double glazed window, radiator, and the dimensions exclude a mirrored, fitted double door wardrobe with shelves and hanging rails.

**APARTMENT BATHROOM**

has a white suite with panel bath having a mixer tap and a Triton T80 adjustable shower over, WC and wash hand basin with mixer tap and cupboard beneath, tiled floor, tiled walls, extractor fan, shaver point, heated towel rail, downlighters and obscured double glazed window.

**UTILITY ROOM**

The utility room is shared with another flat, however the appliances are not shared. Run of work surfacing with base units beneath incorporating the Hotpoint integrated washing machine, further base units and tall storage units with shelves and hanging rail. There is also a door to the rear of the property and communal bin store.



## OUTSIDE

Archery Fields is set around a delightful communal green and the development enjoys communal gardens and communal parking.

## GARAGE

The property enjoys a single garage en bloc with up and over door.

## GENERAL INFORMATION

The property is leasehold with a Lease of 999 years from 1963.

Current ground rent is £12.50.

Current service charge is £2,000 p/a.



## Ground Floor

Approx. 82.4 sq. metres (886.5 sq. feet)



Total area: approx. 82.4 sq. metres (886.5 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>		
(55-68) <b>D</b>	68	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### CONTACT

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