



Connells

Sanders Court Bridge Street
Warwick



Property Description

This beautifully presented apartment comprises, entrance hall, light and airy lounge with a balcony, modern kitchen with built in appliances, high spec shower room and two well presented double bedrooms. The property further benefits from a brick built shed in the basement for additional storage.

Sanders Court, Bridge Street is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

The property is within a short 5 minute drive or 25 minute walk of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Lounge

9' 1" x 12' 5" (2.77m x 3.78m)

Double glazed window to side and rear, tiled flooring and door to balcony.

Kitchen

7' x 12' 5" (2.13m x 3.78m)

Fitted with a range of wall and base units with work surface over, built in oven, microwave and fridge freezer. There is also tiled flooring and spot lights.

Bedroom One

13' 9" x 8' (4.19m x 2.44m)

Double glazed window to rear, mirrored wardrobes and laminate flooring.

Bedroom Two

13' 6" x 10' (4.11m x 3.05m)

Double glazed window to rear and laminate flooring.



Shower Room

Modern shower room with waterfall shower, WC, wash hand basin, multi light option, extractor fan and window.

Storage

Brick built shed located in the building basement.

Special Features

Can apply to rent or purchase a garage.

Vendors Notes

Length of Lease - 125 year with 119 remaining.

Annual ground rent £10.00 2023 / 2024 - Pending 2024 review

Annual service charge £412.89 2023 / 2024 - Pending 2024 review

Annual building charges £116.55 2023 / 2024 - Pending 2024 review (included in service charge)

ALL DETAILS ABOVE ARE APPROX AND PENDING REVIEW.







To view this property please contact Connells on

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14 High Street
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EPC Rating: Awaited

Tenure: Leasehold

view this property online [connells.co.uk/Property/WAR107020](https://www.connells.co.uk/Property/WAR107020)

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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