



**Connells**

Arncliffe Way  
Warwick



## Property Description

A well presented, one bedroom apartment with excellent storage and plenty of natural light. There is a spacious lounge diner with a separate modern kitchen, offering plenty of worktop space for food preparation. The bedroom is a large double bedroom and has a separate white suite bathroom. There is a utility cupboard for added convenience. The property comes with off road residence parking and is surrounded by greenery.

This light and airy home is situated in the sought after Woodloes location and offers excellent travel links. For national commuters it is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London as well as a 15 minute walk to Warwick train station. The property is also just a couple of minutes walk away from the bus stop and has easy access to local shops and amenities including a M&S Simply Food, BP garage and Priory Medical Centre. The property is within a short 13 minute walk or 4 minute drive of Warwick hospital.

Arncliffe Way is a 5 minute drive or 20 minute walk into the historic 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.

## Entrance Hall

Telecommunication, laminate flooring, storage cupboard and second storage/utility cupboard.

## Utility Cupboard

6' x 5' 1" ( 1.83m x 1.55m )

Comes off entrance hall and has laminate flooring.

## Lounge Diner

14' 8" x 10' 7" ( 4.47m x 3.23m )

Window to side and carpeted flooring.

## Kitchen

11' 6" x 7' 2" ( 3.51m x 2.18m )

Fitted with a range of wall and base units with work surface over, built in oven, electric hob, extractor fan, space for fridge freezer and washer dryer. Large pantry and window to side.

## Bedroom One

14' 8" x 8' 9" ( 4.47m x 2.67m )

Large double bedroom with carpeted flooring and window to rear.

## Bathroom

Shower over bath, tiled flooring and splashback, WC, wash hand basin, chrome towel rail and extractor fan.

## Parking

Residents parking.









**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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14 High Street  
 WARWICK CV34 4AP

EPC Rating: C  
 Council Tax  
 Band: A

Service Charge: 88.91  
 Ground Rent:  
 0.83

Tenure: Leasehold

**[view this property online](http://www.connells.co.uk/Property/WAR107368)** [connells.co.uk/Property/WAR107368](http://www.connells.co.uk/Property/WAR107368)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1993. 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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