

## ARCHERY FIELDS, WARWICK CV34 6PQ



- **Two Double Bedroom Apartment**
  - **Sought After Location**
  - **Living Room With Balcony**
    - **Fitted Kitchen**
    - **Garage & Parking**
    - **Gas Central Heating**
      - **Double Glazed**
- **Walking Distance to Town Centre**
  - **NO PETS**
  - **Available JUNE 2024**

**2 BEDROOMS**

**£1,195 PCM**

This well presented first floor two double bedroom apartment is located in the highly sought after location of Bridge End, within walking distance of Warwick Town Centre, Warwick Station and with easy access to the M40 motorway.

The apartment overlooks attractive communal grounds, has a single garage en bloc with off street parking. It would suit professionals is unfurnished and available in June 2024

**Fitted Kitchen**

Comprising modern fitted units, integral oven/hob, fridge/freezer and breakfast bar.

**Living Room With Balcony**

with door to the balcony overlooking the gardens, parquet flooring

**Hall**

has two storage cupboards

**Master Bedroom**

Built in wardrobes.

**Bedroom Two**

Built in wardrobes.

**Bathroom**

Bath with shower over, Low Level WC, inset hand basin with cupboard under, heated towel rail.

**Communal Hallway**

On ground floor with stairs leading to the first floor

**Utiltiy Room**

Shared with adjacent flat

The Landlord provides a washing machine and tumble dryer, there is storage space used by the flat only

**StoreRoom**

To rear of block for bins etc.

**Communal Grounds**

to front and rear, large grassed area with trees, paved areas, well maintained beds, pond with seating area.

**Garage En Bloc**

Single garage

**Lettings Disclaimer**

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

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**Holding Deposit**

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)



**Ground Floor**

Approx. 71.3 sq. metres (767.3 sq. feet)



Total area: approx. 71.3 sq. metres (767.3 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>		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	