

FOR SALE



Archery Fields, Warwick  
£325,000

MARTIN&CO

## Archery Fields, Warwick

Fall in love with this charming two-bedroom, two-bathroom first floor apartment, ideally located in the heart of the historic town of Warwick.

Impeccably finished throughout, the thoughtfully designed layout offers flexible and comfortable living.

The light-filled living room provides a welcoming space for relaxing evenings, with doors opening onto a private balcony-perfect for enjoying a morning coffee while taking in the attractive views. The well-appointed kitchen offers ample storage and workspace, along with sufficient room for dining.

The principal bedroom is positioned to the rear of the building, creating a peaceful retreat, while the second double bedroom is located across the hall. Both bedrooms benefit from fitted wardrobes and integrated folding double beds, allowing the rooms to adapt easily for home working, guests, or entertaining.

The apartment features two stylish bathrooms: one with a modern shower cubicle and the other with a bath and overhead shower. Additional benefits include well-maintained communal hallways and gardens, a shared utility room, and ample parking for residents.



HALLWAY 12' 7" x 3' 6" (3.84m x 1.07m)

LIVING ROOM 15' 2" x 11' 10" (4.62m x 3.61m)

KITCHEN/DINER 10' 8" x 8' 8" (3.25m x 2.64m)

PRINCIPAL BEDROOM 11' 10" x 11' 4" (3.61m x 3.45m)

BEDROOM 8' 7" x 7' 6" (2.62m x 2.29m)

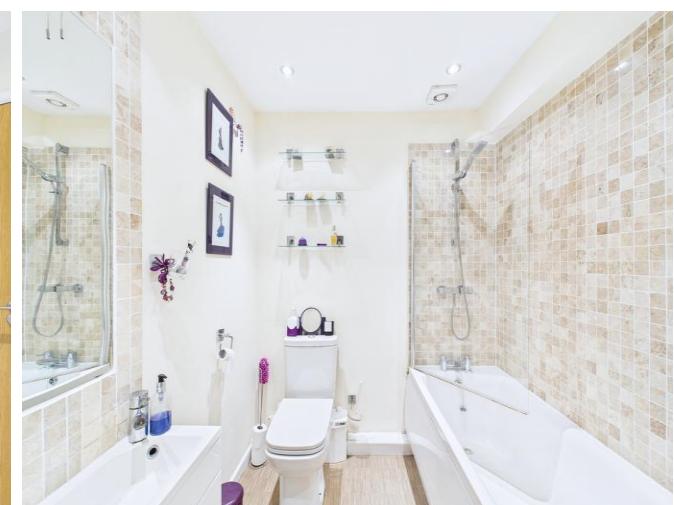
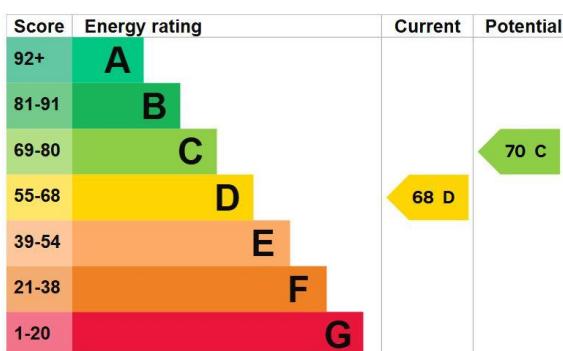
BATHROOM 6' 3" x 6' 3" (1.91m x 1.91m)

SHOWER ROOM 8' 7" x 5' 9" (2.62m x 1.75m)

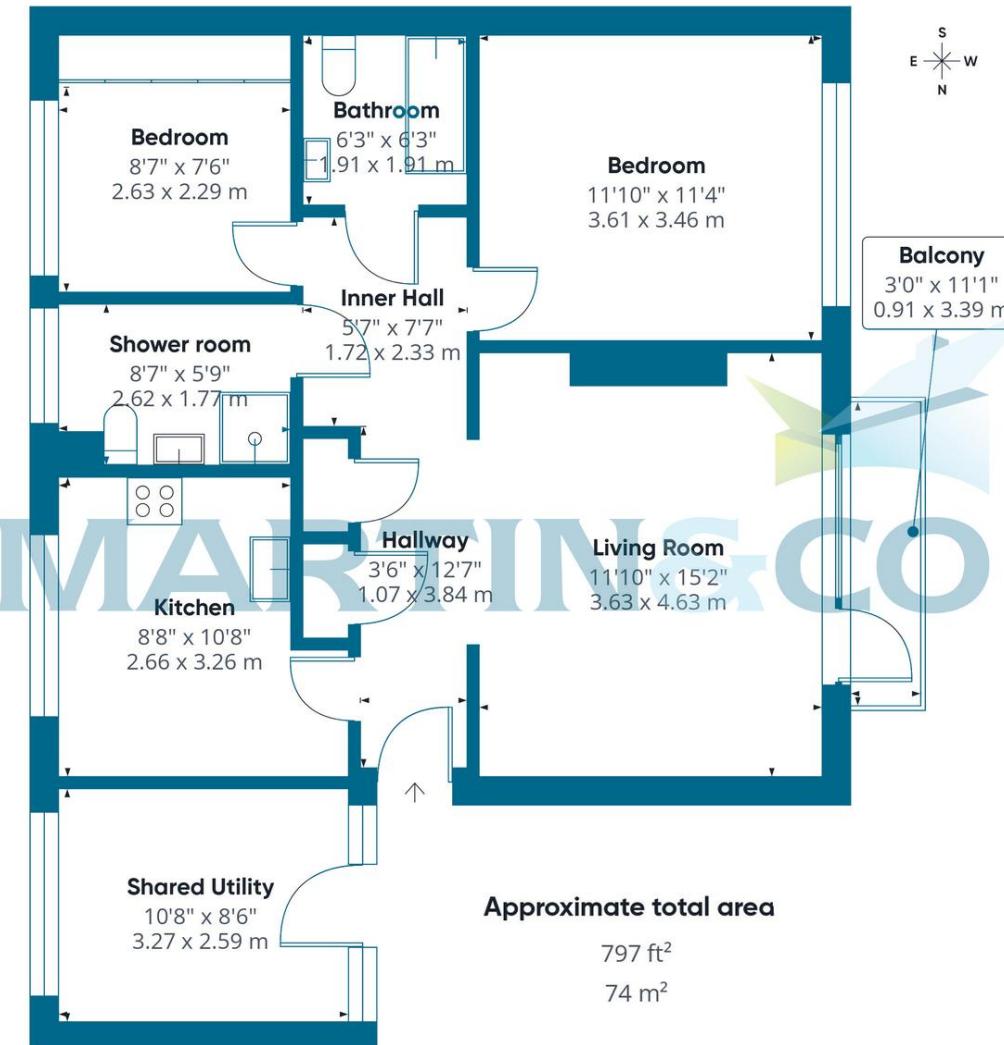
SHARED UTILITY 10' 8" x 8' 6" (3.25m x 2.59m)

BALCONY 11' 1" x 3' 0" (3.38m x 0.91m)

**TENURE** The property has a share of freehold with a 999 year lease from 1963 and an annual ground rent of £12.50 the current service charge is approximately £1900.00 per annum, this information should be checked and verified by your legal representative.







## Martin & Co Leamington Spa

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

