



Connells

Bridge Street
Warwick



Property Description

A spacious two bedroom apartment located on the second floor, a fantastic opportunity for first time buyers, investors or even downsizers!

The property in brief comprises, access via stairs, entrance hall, spacious lounge diner, separate kitchen, two double bedrooms with built in wardrobes and a modern family bathroom. There is easy access to on street parking.

Garden 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.

Entrance Hall

Wood flooring.

Lounge Diner

12' 8" x 12' 3" (3.86m x 3.73m)

Window to front and wooden flooring.

Kitchen

8' 4" x 8' 2" (2.54m x 2.49m)

Fitted with a range of wall and base units with work surface over, space for cooker, washer dryer and fridge. Boiler.

Bedroom One

12' 3" x 11' 6" (3.73m x 3.51m)

Window to front, fitted wardrobes, spotlights and cupboard with hanging space.

Bedroom Two

11' 6" x 10' 6" (3.51m x 3.20m)

Window to rear, built in wardrobes and wooden flooring.

Bathroom

Window to rear, bath with shower over, wash hand basin, WC, fully tiled and chrome towel rail.

Outside

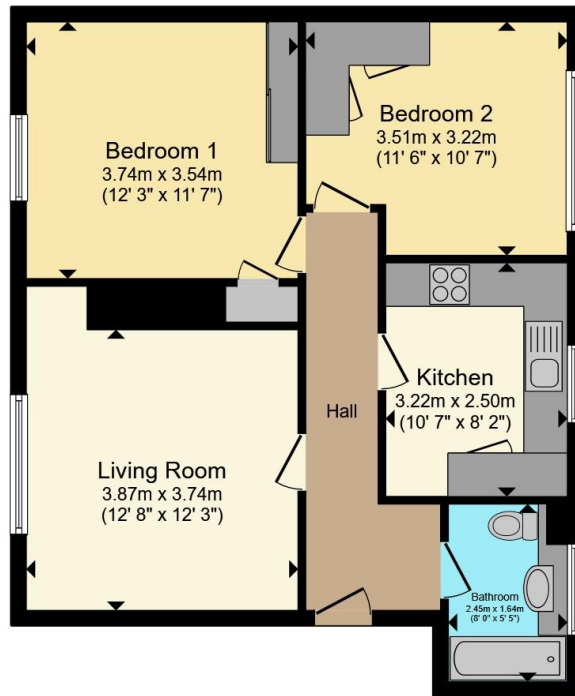
Communal outside space.

Shed.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Second Floor

Total floor area 61.9 m² (667 sq.ft.) approx

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.propertybox.io

Connells



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:
1421.28

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107571

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Oct 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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