



Connells

Kingfisher Close
Warwick



Property Description

An idyllic Riverside location positioned centrally between Leamington Spa and Warwick. The property is located on the fourth floor which can be accessed by stairs or the communal lift. This luxury apartment features a dual aspect lounge diner with plenty of natural light. There is a modern kitchen with integrated appliances, presenting a sleek finish. The primary bedroom features a fitted wardrobe, private balcony and an ensuite. Additionally, there is a second double bedroom and high spec bathroom with floor to ceiling tiles and spotlights. There are two balconies with stunning views overlooking the River Leam! This charming home further benefits from secure parking and its own garage.

Kingfisher Close 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 perfect for national commuters as it 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. The property is also ideal for easy access into Leamington Spa and all of its shops and amenities.

Entrance Hall

Store cupboard, airing cupboard, telecom and laminate flooring.

Lounge

16' 7" x 12' 6" (5.05m x 3.81m)

Double glazed window to front and side, balcony and laminate flooring.

Kitchen

Fitted with a range of wall and base units with work surface over, oven, hob with extractor fan, fridge freezer, dishwasher, washer dryer, tiled flooring and spotlights.

Bedroom One

18' 8" x 8' 6" (5.69m x 2.59m)

Double glazed window with balcony, carpeted flooring.



Bedroom Two

16' 1" x 7' 10" (4.90m x 2.39m)

Double glazed window to side and carpeted flooring.

Bathroom

WC, wash hand basin, shower over bath, chrome towel rail, tiled floor and walls and spotlights.

Parking

Allocated parking and en-bloc garage.

Agents Notes

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2019).

Minimum Share: 35% (£94,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £455.89 per month (subject to annual review).

Service Charge: £218.46 per month (subject to annual review).

Ground Rent: £250.00 for the year.









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

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR106814

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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