



**Connells**

Kingfisher Close  
Warwick



## Property Description

This stunning property is located on the first 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 is light and airy with doors leading onto the private balcony. The primary bedroom further benefits a fitted mirrored wardrobe, and an ensuite. Additionally, there is a second double bedroom and a high spec bathroom with floor to ceiling tiles and spotlights. There is a large balcony with stunning views overlooking the River Leam and the surrounding greenery! There is also secure allocated parking.

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

Laminate flooring.

## Lounge

15' 11" x 11' 9" ( 4.85m x 3.58m )

Double glazed window side with shutters, door to rear leading onto the balcony and laminate flooring.

## Kitchen

11' 9" x 7' 2" ( 3.58m x 2.18m )

Fitted with a range of wall and base units with work surface over, tiled flooring, spotlights and double glazed window to rear. There is an integrated fridge freezer, washer dryer, oven, hob, extractor fan and dishwasher.

## Bedroom One

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

Mirrored wardrobes, sliding doors to the rear leading onto the balcony, carpeted flooring and spotlights.

## Ensuite

Double shower, chrome towel rail, wash hand basin, WC and tiled walls and flooring.

## Bedroom Two

16' 3" x 7' 9" ( 4.95m x 2.36m )

Double glazed window to rear and carpeted flooring.

## Bathroom

Shower over bath, WC, wash hand basin, chrome towel rail, tiled walls and flooring.

## Outside Space/Balcony

Large South facing balcony with beautiful views of the River Leam and the surrounding greenery.

There is plenty of outdoor space for entertaining as well as for table and chairs.

## Parking

Secure and gated, allocated parking space.

## Shared Ownership Details

Rent for 35% SHARE - £518.77

Services charges - £230.14

Total approx. monthly charges are £748.91 for 35% shared ownership

Clarion Housing.









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  
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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR106855](http://connells.co.uk/Property/WAR106855)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. 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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