





## Property Description

The property is located on the first floor which can be accessed by stairs or the communal lift. This luxury apartment features a stunning open plan layout with plenty of natural light. There is a modern kitchen with integrated appliances, presenting a sleek finish. The primary bedroom features a fitted mirrored wardrobe and an ensuite. Additionally, there is a second double bedroom and high spec family bathroom with floor to ceiling tiles and spotlights. There is a spacious living area with space for tables and loungers and benefits from stunning views overlooking the River Leam! This beautifully presented home further benefits from secure 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

Store cupboard, laminate flooring and airing cupboard.

## Open Plan Living

25' 5" x 12' 11" ( 7.75m x 3.94m )

Double glazed window to side, laminate flooring and door to rear.

Measurements include the kitchen.

## Kitchen

Fitted with a range of wall and base units with work surface over. SMEG appliances including; fridge freezer, washer dryer, dishwasher, oven, electric hob and extractor fan. Tiled flooring and spotlights.

## Bedroom One

16' 4" x 14' 1" ( 4.98m x 4.29m )

Double glazed doors onto balcony. Mirrored wardrobes, spotlights and carpeted flooring.

## Ensuite

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

## Bedroom Two

13' x 7' 8" ( 3.96m x 2.34m )

Double glazed window to rear and carpeted flooring.

## Bathroom

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

## Balcony

Large balcony with patio. Lovely field and river views.

## Outside

Allocated parking.









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)

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14 High Street  
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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR106809](http://connells.co.uk/Property/WAR106809)**

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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