



Kingfisher Close Warwick CV34 5GD

for sale offers in the region of
£270,000



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 impressive home benefits from secure gated parking and has its own en-block garage. This property is also being sold with no onward chain and comes with NHBC warranty.

This luxury apartment features a dual aspect lounge diner with floor to ceiling windows providing plenty of natural light. There is also a glass door leading out onto the balcony looking over the stunning views of the River Leam! This light and airy home has a modern kitchen with integrated appliances, presenting a sleek finish. The primary bedroom features a fitted mirrored wardrobe, a high spec ensuite and a private balcony with breathtaking views. Additionally, there is a second double bedroom and a spacious bathroom with floor to ceiling tiles and spotlights.

The Location

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 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 - Open Plan

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.

Ensuite

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

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).

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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T 01926 403308
E warwick@connells.co.uk

14 High Street
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EPC Rating: C

Tenure: Leasehold

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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

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