



Kingfisher Close Warwick CV34 5GD

for sale shared ownership
£133,250



Property Description

An idyllic Riverside location positioned centrally between Leamington Spa and Warwick. The property is located on the third floor which can be accessed by stairs or the communal lift. This luxury apartment features a kitchen / diner with plenty of natural light and a gorgeous lounge with a private south-facing balcony. There is a sleek kitchen with integrated appliances and the bedroom features a fitted wardrobe. This charming home has allocated parking and is being offered as NO CHAIN!!

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 Hallway

Cupboard housing boiler and wall hung heater.

Lounge

17' 10" max x 10' 2" (5.44m max x 3.10m)

Lovely and bright room with wood style flooring and a set of patio doors leading out to the south facing balcony.

Kitchen

13' 9" x 11' 5" (4.19m x 3.48m)

Fitted with a range of base and wall mounted cupboards with a complimentary work surface over. Rangemaster sink and drainer, dishwasher, Smeg hob and double oven, integrated fridge freezer, microwave and washer/dryer. Windows to side and rear. With space for dining table and chairs.

Bedroom

17' 9" x 8' 8" max (5.41m x 2.64m max)

Two windows to front elevation, double wardrobes and radiator.

Bathroom

Shower cubicle, chrome heated towel rail, wall hung wash hand basin, WC, shower over bath and a obscure glazed window to front.

Outside

Balcony with decking overlooking the canal.

One allocated parking space.

Vendors Notes

Length of Lease - 125 years from 1 Jan 2019

Ground rent - Approx £150 per annum

Services charges - Approx £259.33 PCM

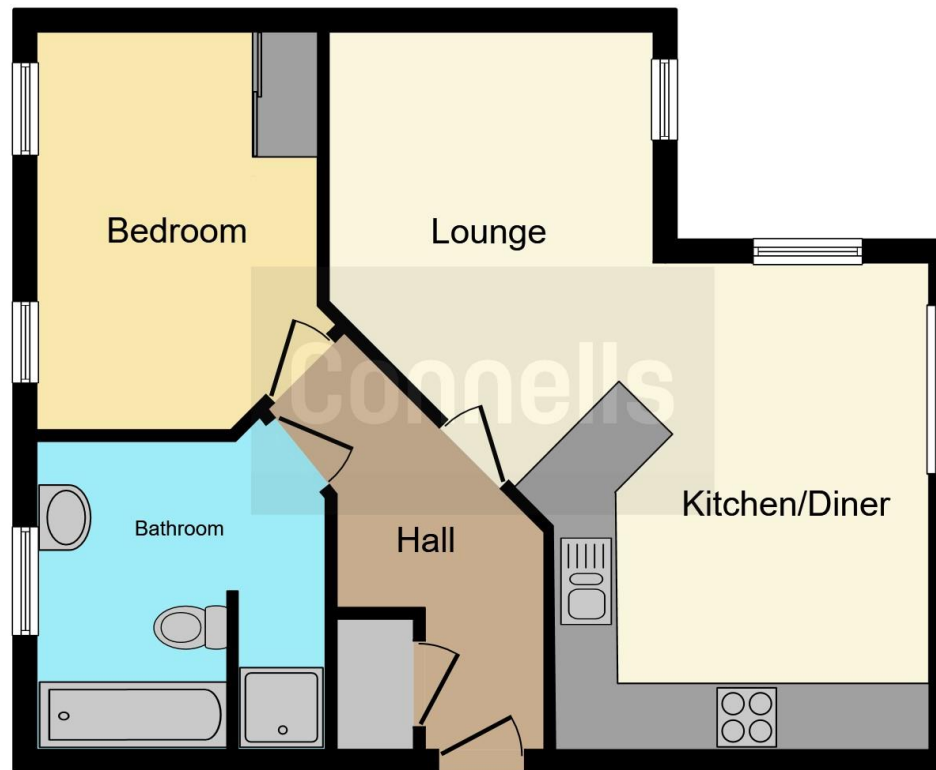
Rental charges - Approx £188.43 PCM

SHARED OWNERSHIP @ £65% 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

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14 High Street
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EPC Rating: D

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

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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