



Connells

Kingfisher Close  
Warwick

# Kingfisher Close Warwick CV34 5GD

for sale shared ownership  
**£123,750**



## Property Description

An idyllic Riverside location positioned centrally between Leamington Spa and Warwick. The property is located on the second floor which can be accessed by stairs or the communal lift. This luxury apartment features a triple aspect lounge diner with plenty of natural light. There is a sleek kitchen with integrated appliances. The primary bedroom features a fitted wardrobe, private balcony and a modern 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 gated 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 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 boiler cupboard.

## Lounge Diner

18' 2" x 13' 1" ( 5.54m x 3.99m )

Triple aspect windows, laminate flooring and door to balcony with lovely river views.

## Kitchen

9' 9" x 7' 6" ( 2.97m x 2.29m )

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

**Bedroom One**

17' 10" x 8' 9" ( 5.44m x 2.67m )

Sliding door to balcony, mirrored wardrobes, carpeted flooring and spotlights.

**Ensuite**

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

**Bedroom Two**

13' 9" x 8' 2" ( 4.19m x 2.49m )

Window , carpeted flooring.

**Bathroom**

Shower over bath, WC, wash hand basin with storage, tiled flooring and walls.

**Parking**

One allocated parking space in secure, underground garage.

**Vendors Notes**

Length of lease - 125 years from 2019.

Ground rent - Approx £250 per annum.

Services charges - Approx £200.39 per annum.

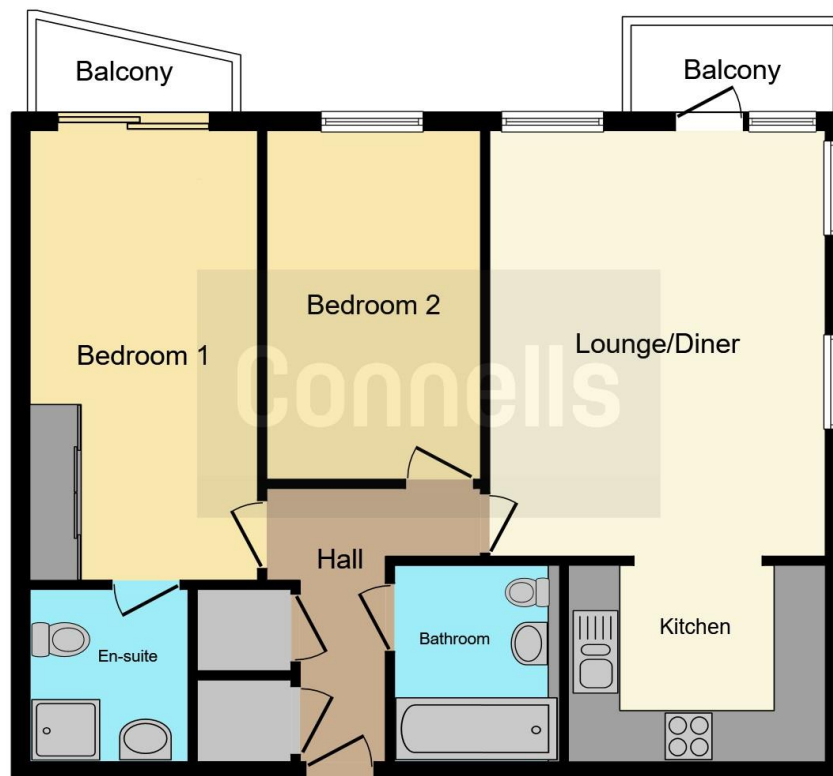
SHARED OWNERSHIP @ 45%

Rental for month is Approx £406.88 on the 45% share.









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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**T 01926 403308**  
**E [warwick@connells.co.uk](mailto:warwick@connells.co.uk)**

14 High Street  
 WARWICK CV34 4AP

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 2404.68

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR107199](http://connells.co.uk/Property/WAR107199)**

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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