



**Connells**

Kingfisher Close  
Warwick



# Kingfisher Close Warwick CV34 5GD

for sale shared ownership  
**£108,000**



## Property Description

A well presented two bedroom coach house ideally located centrally between Leamington Spa and Warwick.

The welcoming entrance hall has multiple storage cupboards and leads into a spacious lounge diner, offering a wealth of natural light and plenty of space to relax and unwind. Leading off the lounge is the stylish kitchen, well equipped with integrated appliances and excellent storage.

There are two, light and airy double bedrooms with the primary bedroom benefiting from built in mirrored wardrobes and an ensuite. There is a separate, fully tiled family bathroom. The property further benefits from a parking space and a garage.

## 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 also perfect for schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

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

Cupboard housing water tank, store cupboard and carpeted flooring.



## Lounge Diner

17' x 12' 4" ( 5.18m x 3.76m )

Dual aspect windows and laminate flooring.

## Kitchen

10' 6" x 8' 4" ( 3.20m x 2.54m )

Fitted with a range of wall and base units with work surface over, built in oven, induction hob and extractor fan, fridge freezer, spotlights, tiled flooring and window to rear.

## Bedroom One

12' 7" x 9' 9" ( 3.84m x 2.97m )

Window to front, panel feature wall, mirrored wardrobes, spotlights and carpeted flooring.

## Ensuite

Shower, WC, wash hand basin, tiled walls and flooring, spotlights and window to rear.

## Bedroom Two

13' 5" x 8' 9" ( 4.09m x 2.67m )

Window to front, laminate flooring, store cupboard.

## Bathroom

Shower over bath, WC, wash hand basin, spotlights, tiled flooring and walls and window to rear.

## Vendors Notes

Length of Lease 125 years from 2019.

Ground Rent £0

Service Charges £77.88 APPROX pcm

RENT FOR SHARE £434.71 APPROX pcm

Administration fee £11.68 APPOX pcm

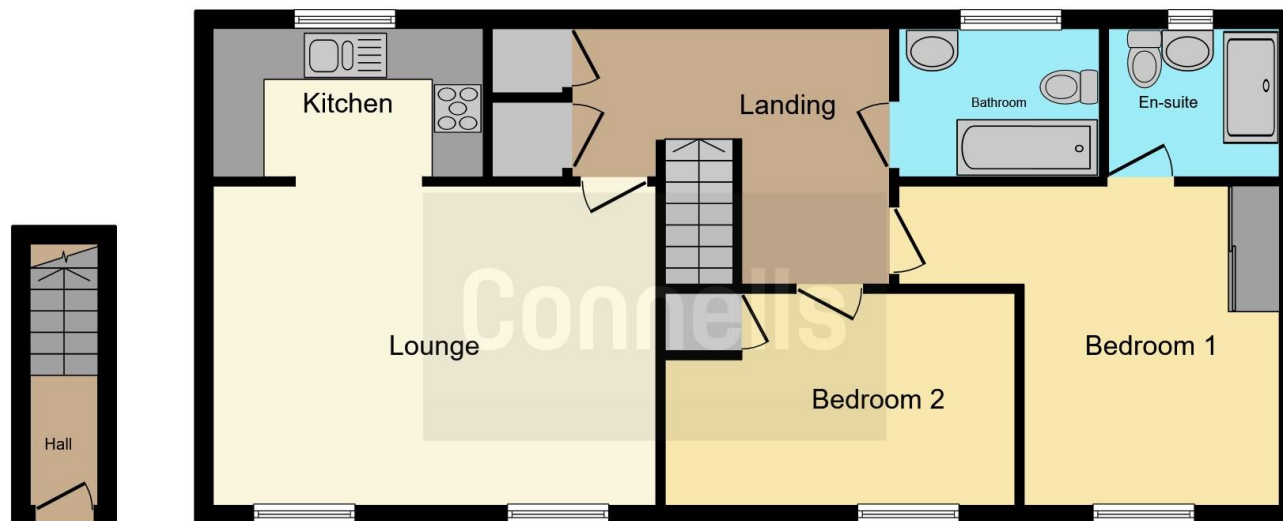












**Ground  
Floor**

**First Floor**

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  
WARWICK CV34 4AP

EPC Rating: D Council Tax  
Band: C

Service Charge: 935.56 Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR107257](http://connells.co.uk/Property/WAR107257)**

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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