





Property Description

A well presented two bedroom apartment, ideally located between Warwick and Royal Leamington Spa. The property comprises, entrance hall, a spacious lounge diner with French doors leading onto the balcony with stunning views of the river and surrounding greenery. There is a separate modern kitchen well equipped with integrated appliances and counter-top space, perfect for food preparation.

There are two light and airy double bedrooms and a family bathroom. Bedroom one is dual aspect and benefits from a built in wardrobe, balcony with river views and an en-suite! This gorgeous homes further benefits from allocated parking and is being sold with no onward chain.

The Location

Nestled within the sought-after Portobello development, Kempton Drive offers a rare blend of riverside tranquillity and urban convenience. Perfectly positioned between the historic town of Warwick and the vibrant spa town of Leamington, this location provides effortless access to the best of both worlds-from boutique shopping and fine dining to scenic walks along the River Avon.

Residents enjoy proximity to Tesco Superstore (just 0.6 miles away), excellent local schools, and swift transport links to the A46 and M40, making commuting to Birmingham, Coventry, or London a breeze. The area is well-served by public transport, with Warwick and Leamington Spa stations nearby.

Kempton Drive itself is a peaceful residential street, known for its green spaces, and riverside views. Whether you're relaxing on your private balcony overlooking the water or enjoying the community feel of this established neighbourhood, Kempton Drive delivers a lifestyle that's both serene and connected.

Entrance Hall

Spotlights and store cupboard with shelves housing Worcester boiler.

Lounge Diner

15' 10" x 15' 3" (4.83m x 4.65m)

Window with Juliet balcony overlooking surrounding greenery and laminate flooring.

Kitchen

10' 7" x 6' 7" (3.23m x 2.01m)

Fitted with a range of wall and base units with work surface over, built in washing machine, dishwasher, fridge freezer, oven, electric hob, extractor fan. Tiled flooring, spotlights.

Bedroom One

17' 10" x 10' 8" (5.44m x 3.25m)

Dual aspect windows with balcony overlooking river views, double wardrobes and carpeted flooring.

Ensuite

WC, Wash hand basin, shower, spotlights, tiled walls and splashback.

Bedroom Two

13' 11" x 8' 6" (4.24m x 2.59m)

Window to rear with views of fields and carpeted flooring.

Family Bathroom

Shower over bath, WC, wash hand basin, spotlights, tiled flooring and splashback.

Parking

One allocated parking space.









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

To view this property please contact Connells on

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14 High Street
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EPC Rating: B

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107369

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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