



TATLER CLOSE, PORTOBELLO RIVERSIDE

complete ●●●
SALES & LETTINGS





A stunning 3rd-floor penthouse apartment located within the prestigious Portobello Riverside Development in Warwick, set along the banks of the River Avon. This exclusive and stylish residence enjoys direct lift access to its own private floor. The beautifully designed home comprises a welcoming entrance hall, an open-plan lounge, kitchen and dining area with contemporary fittings, and access to a large private balcony offering elevated views. There are two generous double bedrooms, each with its own luxurious en-suite bathroom, plus an additional guest WC. The property also benefits from two allocated parking spaces and approximately 116 years remaining on the lease. Ideally situated for easy access to both Leamington Spa and Warwick town centres, the apartment is also close to Victoria Park, St Nicholas Park, scenic riverside walks, and a selection of highly regarded schools, making it an exceptional choice for stylish, convenient living.

It's in the details...

Communal Entrance

Intercom entrance to glass doors to the stairs and lift that go to the third floor.

Hallway

On exit of the lift, you will be on the landing space with a large glass window with meter cupboards and a door to the stairwell. There are no other apartments on this level! The door that leads into the entrance.

Entrance Hall

With timber effect laminate flooring, coving, downlights, doors to the lounge diner, two bedrooms and the guest WC. There's a door to the electric hot water tank. Intercom. A large cloak storage cupboard.

Guest WC

A fully tiled guest toilet area, with a floating handbasin with chrome mixer, a chrome electric towel radiator and a concealed waste toilet with chrome flush pushbutton. A useful tiled shelf and an extractor.

Lounge Diner

A wonderful open plan space, with timber effect laminate flooring, a uPVC double glazed Juliet balcony, with side matching window. Two electric radiators, and an opening through to the kitchen and uPVC French door through to the balcony.

Balcony

With composite decking and an outside light, it creates a lovely, relaxing space.

Kitchen

With a white gloss handleless kitchen with black granite worktops. They include a four-ring electric hob, black glass splashback and extractor over. There is a one-and-a-half bowl stainless steel sunken sink with an engraved drainer and surface-mounted mixer tap. There is a double fitted oven, a fridge, a freezer, an integrated washing machine and a fitted dishwasher. There are two uPVC double glazed windows, under-counter lighting and downlights.

Bedroom One

A spacious double bedroom with fitted sliding mirrors, wardrobes, an electric radiator, uPVC double glazed windows and down-lights. A door to the en-suite.

En-Suite

Being fully tiled and has a four-piece suite comprising a bath with a glass shower screen, a thermostatic mixer tap with a handheld shower attachment. There is a floating handbasin with chrome mixer, a concealed waste toilet with a chrome flush push button, a fixed large mirror, an electric shaver point and an electric chrome towel radiator. There are also downlights and an extractor.

Bedroom Two

Double bedroom with fitted sliding mirror wardrobe, an electric heater, a uPVC



double window and a door to the en-suite.

En-Suite

Being fully tiled and having a shower with a sliding shower screen and a thermostatic shower. There is a floating handbasin with chrome mixer, a concealed waste toilet with a chrome flush push button, a fixed large mirror, an electric shaver point and an electric chrome towel radiator. There are also downlights and an extractor. UPVC double glazed window.

Parking

Two allocated parking spaces

Outside

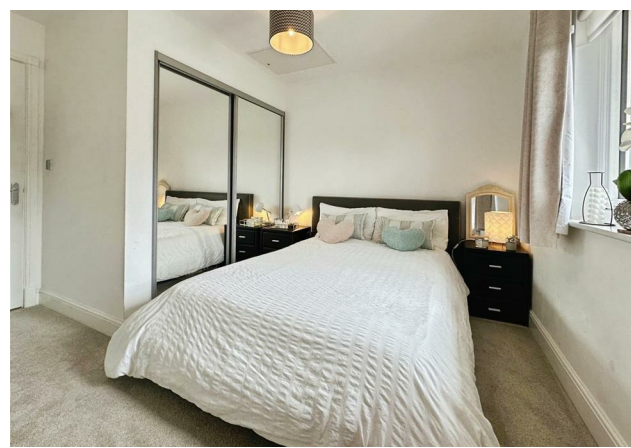
Communal Grounds and Walkways along the river.

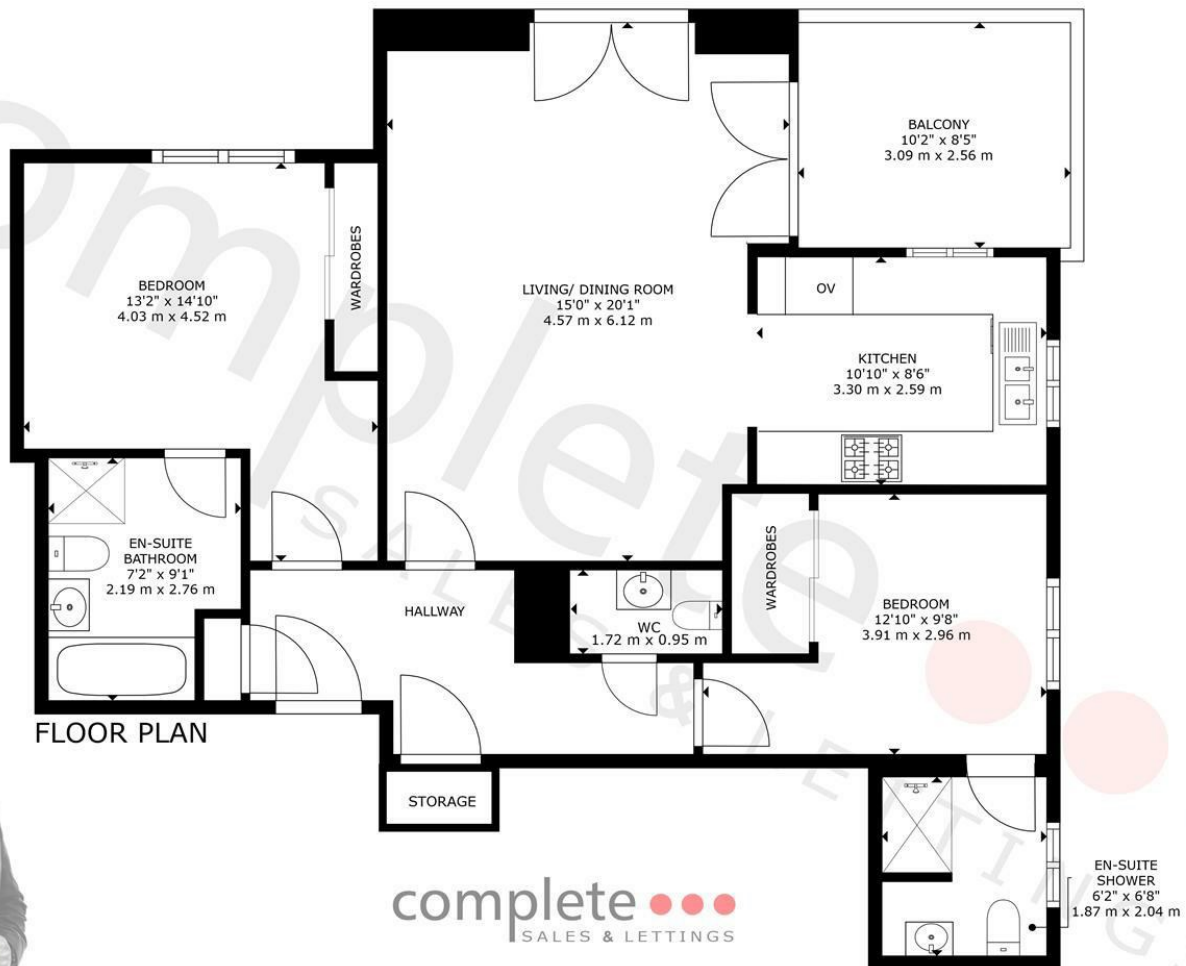
Other Information

Approx 116 Years left on the lease
£280 Per Month Service Charge

Location

Tatler Close offers an unbeatable location nestled between the historic towns of Leamington Spa and Warwick, home to the renowned Warwick Castle. Both Leamington Spa and Warwick are vibrant market towns which offer an excellent selection of high street and independent shops, amenities, coffee shops, pubs, restaurants, gyms and more, all within walking distance of the property. Victoria Park, in Leamington Spa and St Nicholas Park, in Warwick, are also





GROSS INTERNAL AREA
 FLOOR PLAN: 895 sq. ft, 83 m²
 EXCLUDED AREA: BALCONY: 85 sq. ft, 7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert

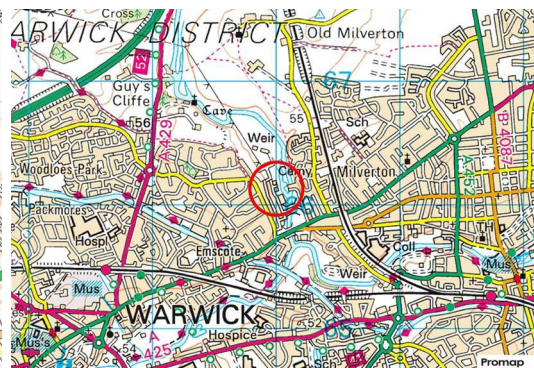
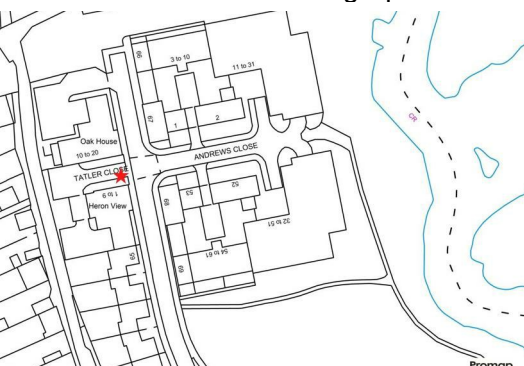


just a short walk away. The area is perfect for families, with Emscote Infant School rated Outstanding by Ofsted and Myton School, rated Good, both within easy walking distance. For national commuters, the apartment is a short drive to the A46 and M40 and a short drive to Leamington Spa and Warwick train stations, both with frequent, direct trains to London Marylebone and Birmingham. There are nice walks along the River Avon up to The Saxon Mill, which is a great gastro pub with a weir set on the river. Also close to the River Leam and the Grand Union Canal- providing more wonderful walks.





- Penthouse Apartment
- Two Double Bedrooms
- Lift To The Private Floor
- Open Plan Lounge/Kitchen/Diner
- Two Parking Spaces
- 3rd Floor
- Two Stylish En-Suites
- Guest WC
- Large Balcony
- Communal Grounds



TATLER CLOSE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	56
(39-54) E	57
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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