



ANDREWS CLOSE, PORTOBELLO RIVERSIDE

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SALES & LETTINGS





A fabulous opportunity to buy a 2 bedroom, ground floor apartment that has a private garden, on a prime riverside location. Living at Portobello Riverside you are tucked quietly away at the heart of it all. Set by the water, this prestigious development is right at the centre of the country, close to major transport links. Not only are the historic towns of Leamington Spa and Warwick on your doorstep, but you're within easy reach of cities such as Birmingham, Oxford and even London, as well as the open Warwickshire countryside. The spacious apartment boasts design-conscious touches such as Smeg appliances and Porcelanosa bathroom suites, an en-bloc garage and a dedicated parking space.

It's in the details...

Communal Entrance

A glass door entry with intercom leads into the hallway - which leads to apartment 55 on the ground floor.

Entrance

An entrance door leads into the hallway, which has timber effect laminate flooring, coving, an electric radiator and the intercom. There are two storage cupboards, one with the electric hot water tank. Doors lead through to the lounge diner, two bedrooms and the bathroom.

Lounge Diner

A large open-plan space, with a continuation of timber effect laminate flooring, there is a sliding uPVC patio door to the private garden. There is a useful alcove- perfect for book shelving etc, there is coving, three ceiling light points and a uPVC double glazed window to the rear.

Kitchen

A stylish fitted kitchen, with gloss-finish cupboards with tall brushed chrome handles, dark worktops which includes a double Smeg oven, Smeg four ring electric hob, stainless steel splashback and an extractor fan over. Under-cabinet lighting, a fitted washing machine, a fitted dishwasher, a fitted fridge freezer, a one and a half bowl stainless steel sink with mixer tap and a drainer.

Bedroom One

A double bed with mirrored fitted sliding wardrobes, an electric heater, a uPVC double glazed window and downlights. Door to the en-suite.

En-Suite

A good size sliding-door shower enclosure, with a thermostatic shower, a floating hand basin, with a mixer tap, a concealed waste toilet with a chrome flush push button, useful shelf & alcove for a mirror, chrome electric shave point, down-lights, an extractor and a uPVC double glazed window.

Bedroom Two

A single bedroom with a uPVC double glazed window and an electric heater.

Bathroom

Very stylish bathroom, which is fully tiled, a fitted white suite, comprising of a deep white bath, with a chrome mixer tap and hand held shower attachment and a glass shower screen. Hand wash basin & chrome mixer tap, concealed waste toilet with a chrome flush pushbutton, a useful deep shelf with alcove perfect for storage. There's an electric chrome radiator,



down-lights and an extractor.

Garden

A private spacious garden, which has low maintenance slatted, enclosed with timber fencing, a gate through to a path that takes you to the road and communal green area to the rear.

Parking

Block paved parking space in front of the garage.

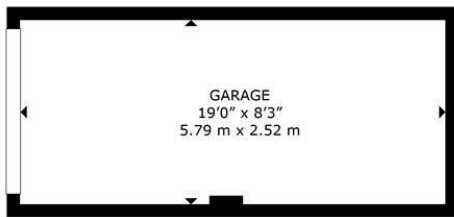
Garage

An en-bloc garage with up and over door.

Location

Andrews Close offers an unbeatable location for accessing local shops and amenities. It's just a short stroll to the Tesco superstore, a variety of pubs, restaurants, and more. The area is ideal for families, with Emscote Infant School, rated Outstanding by Ofsted, and Myton School, rated Good, both within easy walking distance. For national commuters, the location is perfect, being a short drive to the A46, M40, and Warwick Parkway park-and-ride train line, offering frequent services to London. The property is conveniently situated within a 5-minute drive or a 25-minute walk of Warwick Town Centre, home to the renowned Warwick Castle. Warwick is a vibrant market town, featuring an excellent selection of high street and



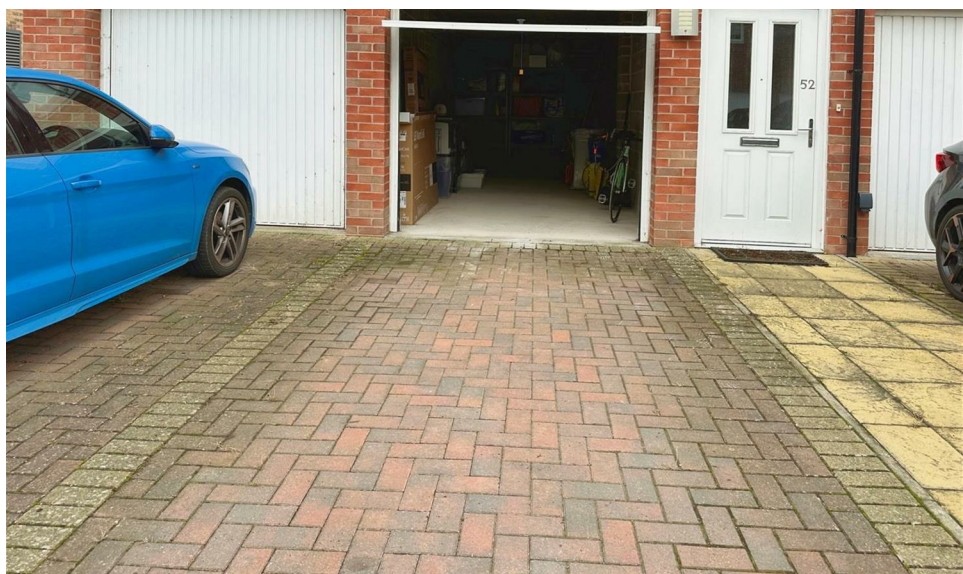
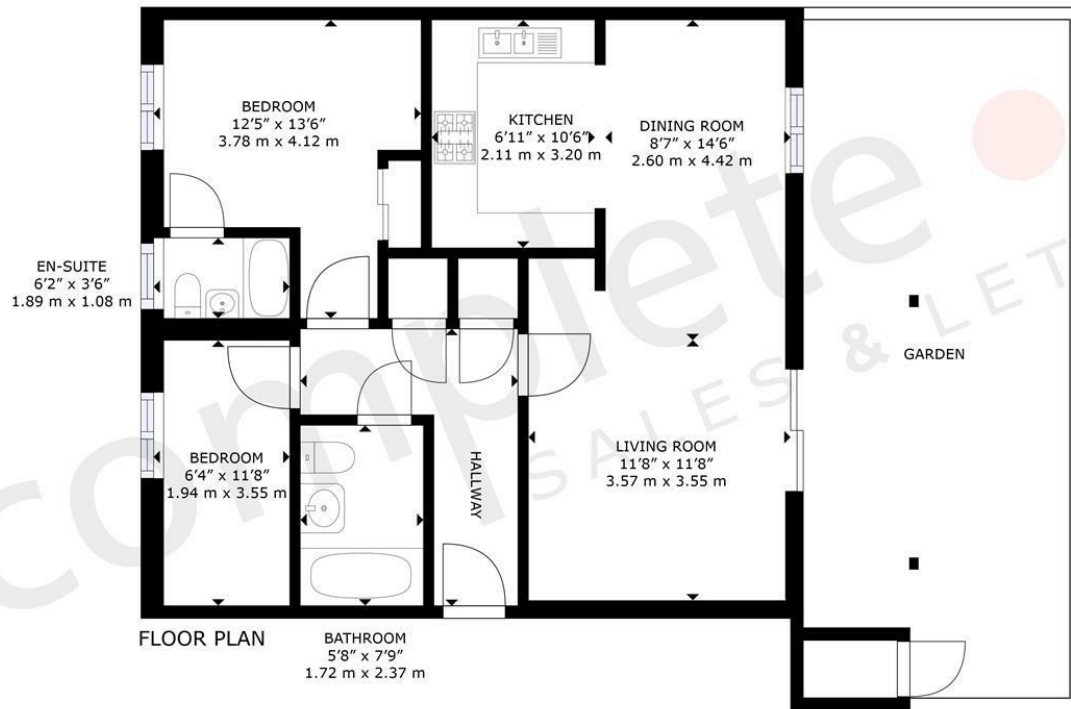


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GROSS INTERNAL AREA
786 sq. ft, 73 m²

EXCLUDED AREAS: GARAGE: 166 sq. ft, 15 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

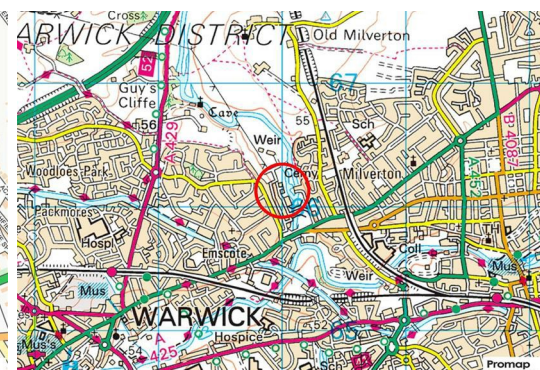
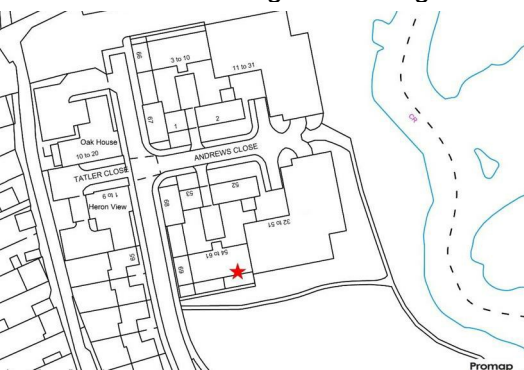


independent shops, along with a wide range of restaurants, bars, and coffee shops. The town is lively year-round, hosting an annual food and drink festival, weekend markets, and numerous local events and the property is not far from St Nicholas Park. Additionally, the property provides easy access to Leamington Spa and its vast array of shops, restaurants and beautiful parks.



- Ground Floor Modern Apartment
- Two Bedrooms
- Fitted Kitchen
- Riverside Development
- Garage & Parking

- Private Garden - Gate Communal Green
- Lounge Diner
- Stylish Bathroom & En-Suite
- Easy Access To Leam & Warwick
- Built 2016



ANDREWS CLOSE, WARWICK

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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	60
(39-54) E	60
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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