



Connells

Kingfisher Close
Warwick



Property Description

This charming home offers everything you need for modern, comfortable living. The property is located on the third floor and can be accessed by stairs or lift. This home comes with one parking space in the secure underground car park. The property is being sold with a 35% share or can be purchased at 100% ownership for £220,000.

The open plan kitchen-dining-living room boasts a wealth of natural light and large sliding glass doors leading onto the spacious balcony. The balcony offers plenty of space for outdoor furniture to relax, entertain or even host a barbecue in the warmer months. There are also stunning views overlooking the river and surrounding greenery, the perfect spot to watch beautiful sunsets and peaceful wildlife.

The stylish kitchen comes with all integrated appliances, presenting a sleek finish to the kitchen area. There is plenty of countertop space for food preparation and even more natural light.

The primary bedroom is generously sized with built-in mirrored wardrobes for added storage. There is also a high-spec bathroom.

Entrance Hall

Storage cupboard, spotlights and laminate flooring.

Open Plan

22' 4" x 17' 7" (6.81m x 5.36m)

Lounge Diner

Sliding doors to balcony, triple aspect windows and laminate flooring.

Kitchen

Fitted with a range of wall and base units with work surface over, double oven, electric hob, extractor fan, fridge freezer, washer dryer and dishwasher. Tiled flooring and spotlights.

Bedroom One

12' 11" x 12' 10" (3.94m x 3.91m)

Window to side, mirrored wardrobes, spotlights and carpeted flooring.

Bathroom

Shower over bath, WC, wash hand basin, chrome towel rail, spotlights and window to side.

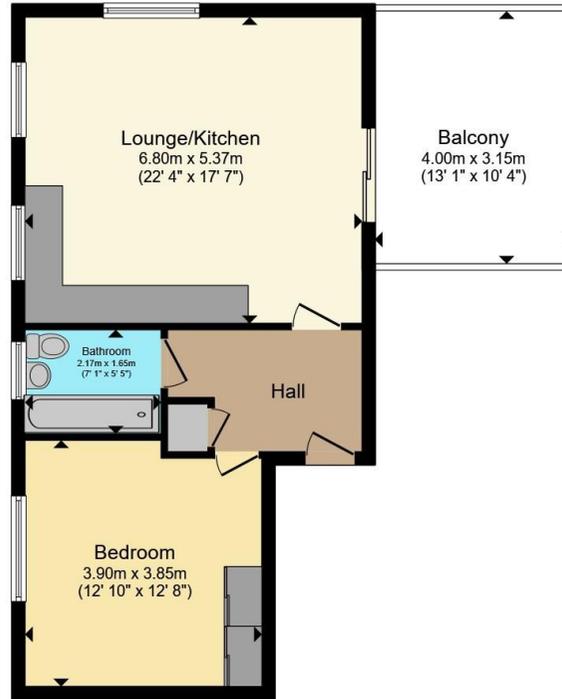
Parking

Allocated parking for one vehicle.









Floor Plan

Total floor area 51.0 m² (549 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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14 High Street
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EPC Rating: D Council Tax Band: B

Service Charge: 2071.68

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107588

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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