



34 Kingfisher Close, Warwick
Warwick

Guide Price **£220,000**





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Warwick

Stylish one-bedroom penthouse in Warwick with open-plan living, standout balcony, far-reaching views, two secure parking spaces and modern kitchen. Ideal for professionals or downsizers. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- One-bedroom penthouse apartment with impressive views across Warwick
- Spacious open-plan living area with balcony access
- Stylish kitchen with integrated appliances and double oven
- Two allocated parking spaces in secure underground car park
- Excellent Warwick location with strong road and rail links



Living Area

11' 1" x 10' 8" (3.39m x 3.26m)

Dining Area

6' 7" x 10' 8" (2.01m x 3.26m)

Kitchen Area

17' 9" x 10' 2" (5.40m x 3.10m)

Bedroom

13' 7" x 11' 2" (4.15m x 3.41m)

Bathroom

10' 4" x 5' 9" (3.14m x 1.74m)





BALCONY

11' 1" x 17' 12" (3.37m x 5.48m)

SECURE GATED

2 Parking Spaces

ALLOCATED PARKING

2 Parking Spaces





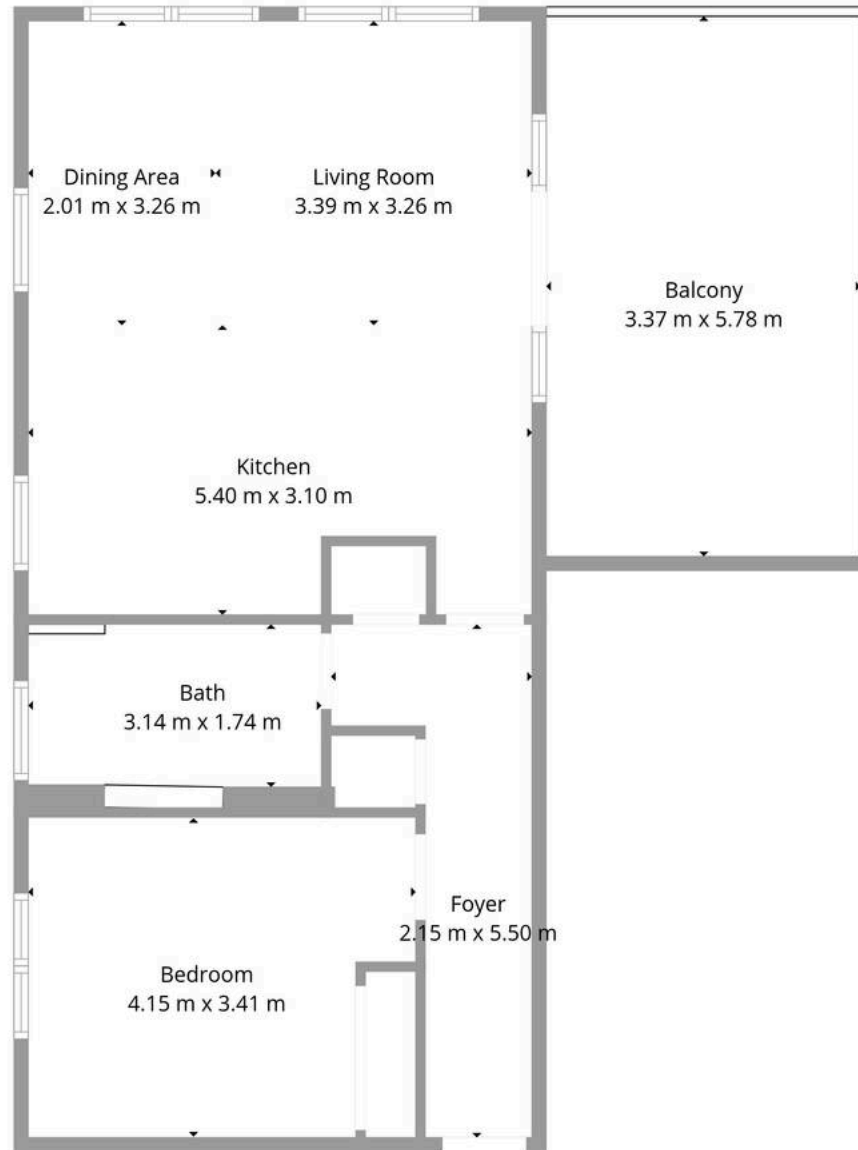
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





TOTAL: 65 m²

1st floor: 65 m²

EXCLUDED AREAS: BALCONY: 20 m², WALLS: 5 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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