



Connells

Kingfisher Close
Warwick



Property Description

A beautifully presented two bedroom luxury apartment located on the first floor with both stairs and lift access. This gorgeous home comes with over 5 years of NHBC warranty, allocated gated parking in the underground car park and is being sold with no onward chain.

This impressive apartment features a stunning open plan layout with a wealth of natural light of natural light. There is a modern kitchen with generous counter-top space and integrated appliances, presenting a sleek finish. The lounge diner is a light and airy open plan space with access onto the balcony. The balcony offers plenty of space for tables, chairs and loungers as well as further benefiting from stunning views overlooking the river and surrounding picturesque greenery.

The primary bedroom features a built in mirrored wardrobe, access onto the balcony and an en-suite. Additionally, there is a second double bedroom and high spec family bathroom with floor to ceiling tiles and spotlights.

The Location

Kingfisher Close is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

The property is within a short 5 minute drive or 25 minute walk of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events. The property is also ideal for easy access into Leamington Spa and all of its shops and amenities.

Entrance Hall

Store cupboard, laminate flooring and airing cupboard.

Open Plan Living

25' 5" x 12' 11" (7.75m x 3.94m)

Kitchen

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

Lounge Diner

Double glazed window to side, laminate flooring and door leading onto the balcony.

Bedroom One

16' 4" x 14' 1" (4.98m x 4.29m)

Double glazed doors onto balcony, built in mirrored wardrobes, spotlights and carpeted flooring.

En-Suite

Double shower, WC, wash hand basin, tiled floor and walls, spotlights and chrome towel rail.

Bedroom Two

13' x 7' 8" (3.96m x 2.34m)

Double glazed window to rear and carpeted flooring.

Family Bathroom

Shower over bath, WC, wash hand basin, tiled wall and flooring, chrome towel rail and spotlights.

Balcony

Large balcony with plenty of space for table, chairs and outdoor furniture. Featuring lovely field and river views.

Parking

Allocated parking space in secure gated, underground car park. There is also lift access available.









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: D Council Tax
 Band: C

Service Charge:
 2645.88

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR106809

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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