

35 Kingfisher Close, Warwick

Warwick

Guide Price £122,500

HAWTHORN & CO



35 Kingfisher Close

Warwick

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Top-floor penthouse with a wrap-around balcony overlooking the River Avon.
- Dual-aspect open-plan living space with floor-to-ceiling windows and balcony doors.
- Three double bedrooms, the principal with en suite and balcony access
- Two allocated spaces in a secure, gated underground garage with electric door.
- Between Warwick and Leamington Spa, a short walk to shops and pubs.
- Buy a 35% shared ownership share or 100%, with no onward chain.
- 100% for £350,000 or 35% at £122,500







Open Plan - living, dining and kitchen
26' 4" x 22' 7" (8.03m x 6.88m)

Bathroom
6' 2" x 6' 8" (1.89m x 2.04m)

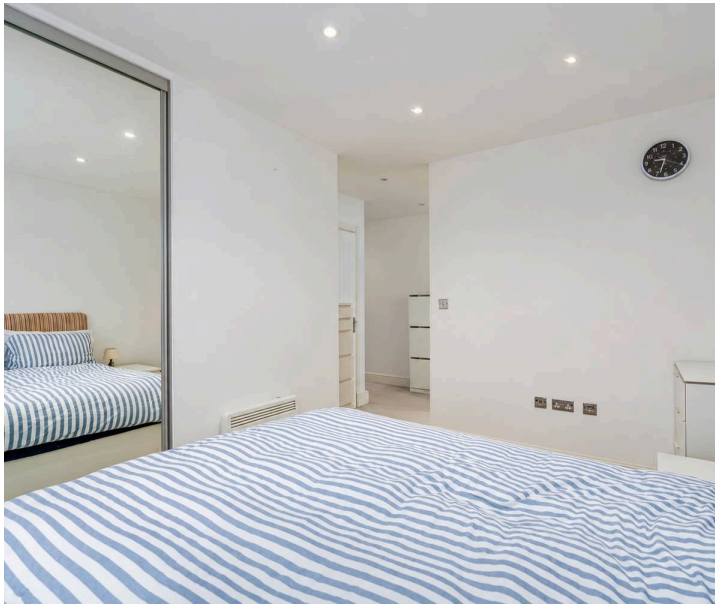
Master bedroom
10' 11" x 17' 0" (3.33m x 5.17m)

En-suite
6' 10" x 4' 8" (2.09m x 1.41m)

Bedroom 2
10' 9" x 11' 3" (3.27m x 3.43m)

Bedroom 3
8' 7" x 11' 3" (2.62m x 3.43m)







BALCONY

SECURE GATED

2 Parking Spaces

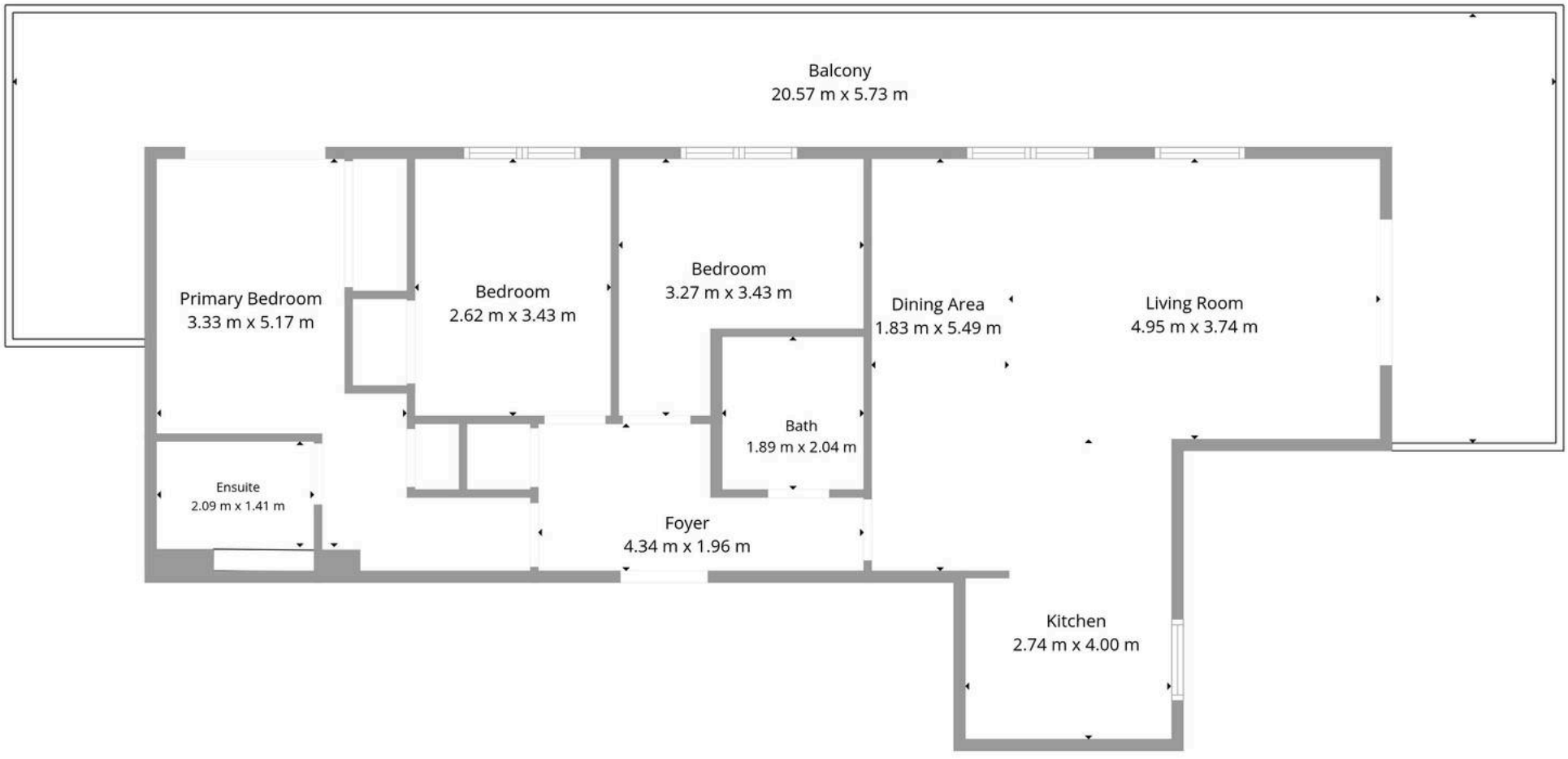
DISABLED PARKING AVAILABLE











TOTAL: 91 m2
1st floor: 91 m2
EXCLUDED AREAS: BALCONY: 50 m2, WALLS: 7 m2

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



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