



Connells

Kingfisher Close
Warwick



Property Description

The property is located on the first floor which can be accessed by stairs or the communal lift. This luxury apartment features a stunning open plan layout with plenty of natural light. There is a modern kitchen with integrated appliances, presenting a sleek finish. The primary bedroom features a fitted mirrored wardrobe and an ensuite. Additionally, there is a second double bedroom and high spec family bathroom with floor to ceiling tiles and spotlights. There is a spacious balcony with space for tables, chairs and loungers. The balcony benefits from stunning views overlooking the River Leam! This beautifully presented home further benefits from secure parking.

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.

Lounge

20' 7" x 13' 6" (6.27m x 4.11m)

Laminate flooring, windows to rear and side and door leading out onto balcony.

Kitchen

13' x 7' 1" (3.96m x 2.16m)

Fitted with a range of wall and base units with work surface over. Built in appliances including; fridge freezer, washer dryer, dishwasher, oven, electric hob and extractor fan. Window to side, tiled flooring and spotlights.

Bedroom One

12' 10" x 12' 8" (3.91m x 3.86m)

Carpeted flooring, window to side, spotlights and built in mirrored wardrobes.

Ensuite

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

Bedroom Two

10' 7" x 8' 7" (3.23m x 2.62m)

Carpeted flooring and window to side.

Family Bathroom

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

Balcony / Outdoor Space

Spacious balcony with views of the River Leam. There is plenty out of space for tables, chairs and loungers.

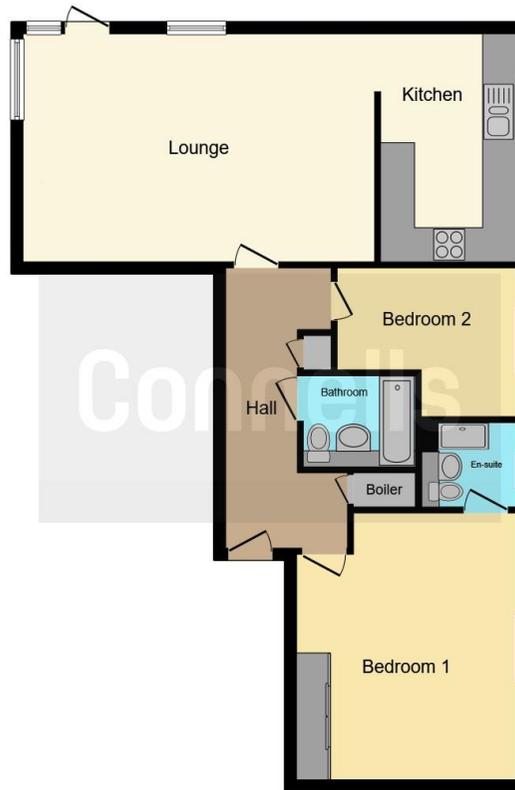
Parking

Secure and gated allocated parking space.









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

T 01926 403308
E warwick@connells.co.uk

14 High Street
WARWICK CV34 4AP

EPC Rating: D Council Tax
Band: C

Service Charge:
2668.32

Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR106824

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WAR106824 - 0005

