



TRENT PLACE, PORTOBELLO RIVERSIDE

complete 
SALES & LETTINGS





**** NO CHAIN****

A stylish ground-floor apartment in the sought-after Portobello Riverside development along the Avon River in Warwick close to Milverton. The property comprises an entrance hall, lounge/Diner, kitchen, two double bedrooms, and en-suite and a main bathroom. Other benefits include two parking spaces and wonderful communal grounds. The location is superb for getting to both town centres of Warwick and Leamington- and close to Victoria Park and St Nicholas Park. Leamington & Warwick train stations are within easy reach. Ideal for first-time buyers.



It's in the details...

Communal Entrance

It's located behind the building where the parking is and it has an intercom and the main entrance door the properties found on the ground floor.

Entrance Hall

The main door leads into the entrance hall which is carpeted and has down-lighting, an electric panel heater and coving. Modern veneered doors to the two bedrooms, bathroom, kitchen and lounge diner. There are also two more doors to a good-sized storage cupboard the other has the Megaflo electric hot water tank.



Lounge Diner

A large lounge diner with two uPVC double glazed windows to the front elevation there is an electric panel wall heater, coving and two ceiling light points.

Kitchen

There's a really good-sized kitchen with white mat units, brushed chrome handles and dark worktops that include a 1 & 1/2-bowl stainless steel sink with a mixer tap. There is a fitted oven, four-ring electric hob, stainless steel splashback and extractor over. Fitted washing/ dryer, fitted for the freezer, under-counter lighting and down-lighting.



Bedroom One

A very large main bedroom with a double fitted wardrobe, a UPVC double glazed window and electric panel radiator. Door to the en-suite.

En-Suite

With a double-width shower enclosure, with a glass door, a concealed waste toilet, a pedestal hand wash basin half height-tiled walls, down-lighting, an electric towel radiator and an extractor. Electric shaver point and a useful deep shelf.

Bedroom Two

A double bedroom with an electric radiator and a uPVC double glazed window.



Bathroom

Fitted with a white suite comprising of a bath with a glass shower screen, a mixer tap with a handheld shower attachment. Concealed waste toilet, floating hand basin, chrome mixer tap, electric towel radiator, downlighting, electric shaver point and tiling to water-sensitive areas.

Parking

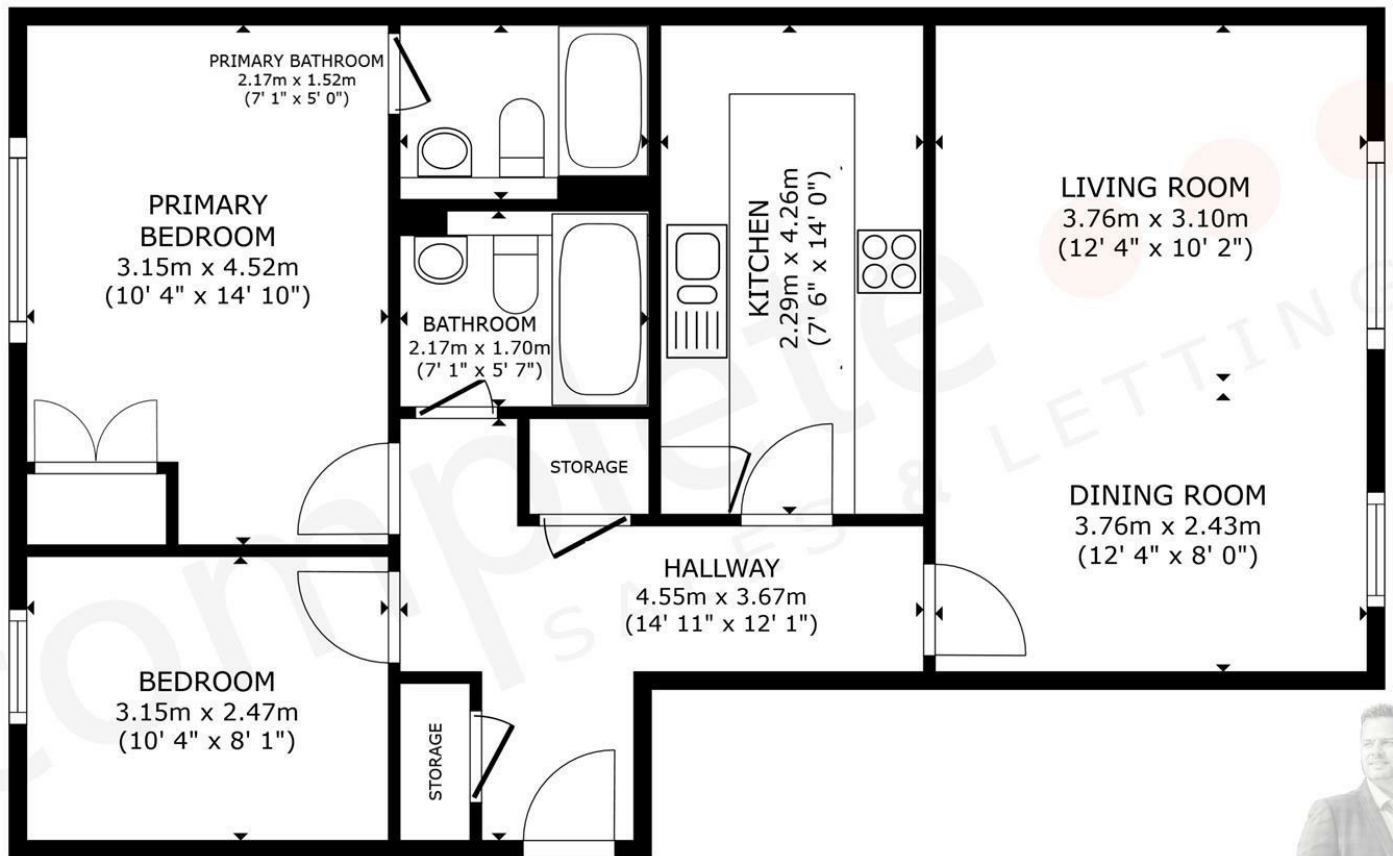
Allocated 2 parking spaces.



Location

Trent Place forms part of the Portobello Riverside development along the side of the River Avon and offers an unbeatable location nestled between the historic towns of Leamington Spa and Warwick, home to the renowned Warwick Castle. Both Leamington Spa and Warwick are vibrant market towns which offer an excellent selection of high street and independent shops, amenities, coffee shops, pubs, restaurants, gyms and more, all within walking distance of the property. Victoria Park, in Leamington Spa and St Nicholas Park, in Warwick are also just a short walk away. The area is perfect for families, with Emscote Infant School rated Outstanding by Ofsted and Myton School, rated Good, both within easy walking distance. For national commuters, the apartment is a short drive to the A46 and M40 and a short drive to Leamington Spa and Warwick train stations both with frequent, direct trains to London Marylebone and Birmingham.





FLOOR PLAN

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GROSS INTERNAL AREA
FLOOR PLAN 73.3 m² (789 sq.ft.)
TOTAL : 73.3 m² (789 sq.ft.)

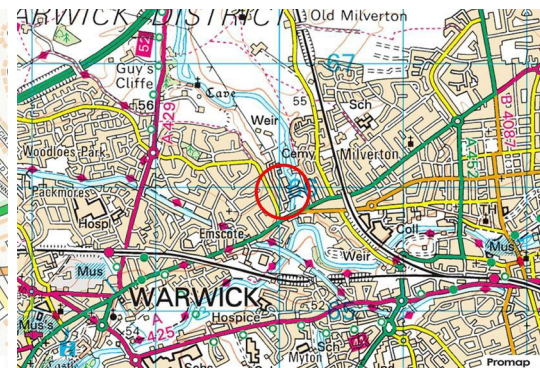
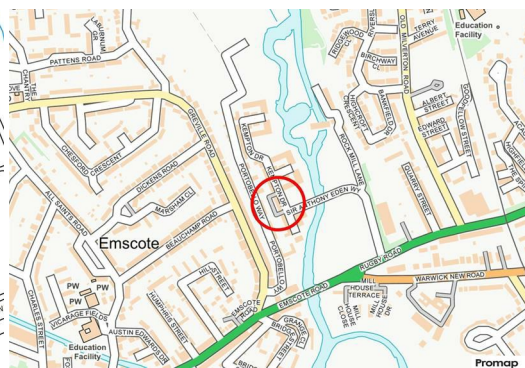
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





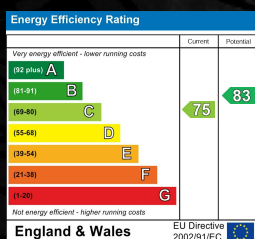
- Portobello Riverside Apartment
- Two Double Bedrooms
- Lounge Diner
- En-Suite & Main Bathroom
- 108 Years Lease Remainder

- Avon River Setting
- Ground Floor
- A Good Size Kitchen
- Two Parking Spaces
- Mid Way Leam & Warwick



TRENT PLACE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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