



**KINGFISHER CLOSE, PORTOBELLO RIVERSIDE**

**complete**   
SALES & LETTINGS





An opportunity to purchase an immaculately presented, two bedroom, second floor apartment overlooking the River Avon. Offering a secure intercom entrance, entrance hall with storage, open plan contemporary kitchen/living/dining room, master bedroom with en-suite, further double bedroom, main bathroom and secure parking. Nestled among well maintained communal grounds and gardens, this property offers a true sense of sanctuary while remaining just moments from the vibrant historic towns of Royal Leamington Spa and Warwick. Additional highlights include: Secure gated parking with an allocated space, lift access, Excellent transport links via the M40 and A46 and Convenient access to both Warwick and Leamington Spa train stations.



Offered to market with no chain.



#### Communal Entrance

'Cole Court' on Kingfisher Close offers not only a secure intercom entrance but also benefits from a secure allocated parking space accessed via electric roller door. Once within the building there is a well kept hallway with stairs and lift.

#### Apartment Entrance

Situated on the second floor is the apartment, the entrance hall is naturally decorated with grey wood effect vinyl flooring, two cupboards; one housing the hot water tank and one providing storage for coats and shoes, this also houses the fuse board. There is then further doors leading to;



#### Kitchen/Lounge/Diner

A contemporary open plan lounge kitchen diner, painted white while grey wood effect flooring in the living/dining area and tiled floor in the kitchen. The modern kitchen area is fitted with spotlights, a range of low and high-level white high gloss units with chrome handles and black worktops. Integrated appliances include fridge freezer, Smeg oven, Smeg hob with extractor over, Smeg dishwasher and one and a half bowl stainless steel sink with drainer and mixer tap.



The living dining space has two pendant light points, two wall mounted radiators and a beautiful full length corner window with door out onto the balcony overlooking the communal gardens and the river.

#### Bedrooms One

The master bedroom is a large double room with built in white high gloss wardrobe with push fit doors and sliding UPVC door leading onto the balcony. The master bedroom also benefits from an en-suite with stone effect tiles and three-piece suite including corner shower cubicle with bifold glass door, toilet and wash basin with chrome mixer tap. The ensuite also benefits from heated towel radiator, extractor and spotlights.



#### Bedroom Two

A further double room also fitted with white high gloss wardrobe and has a picturesque bay window overlooking river Avon with a window seat.

#### Bathroom

A fully tiled main bathroom fitted with three piece suite including; bath with shower over including glass screen and chrome fittings, toilet and floating wash basin with chrome mixer tap. Complete with heated towel radiator, spotlights and extractor.

#### Parking

Secure parking is located on the ground floor, underneath the property and is accessed by a key fob. The apartment has its own dedicated, numbered space.



#### Communal Gardens

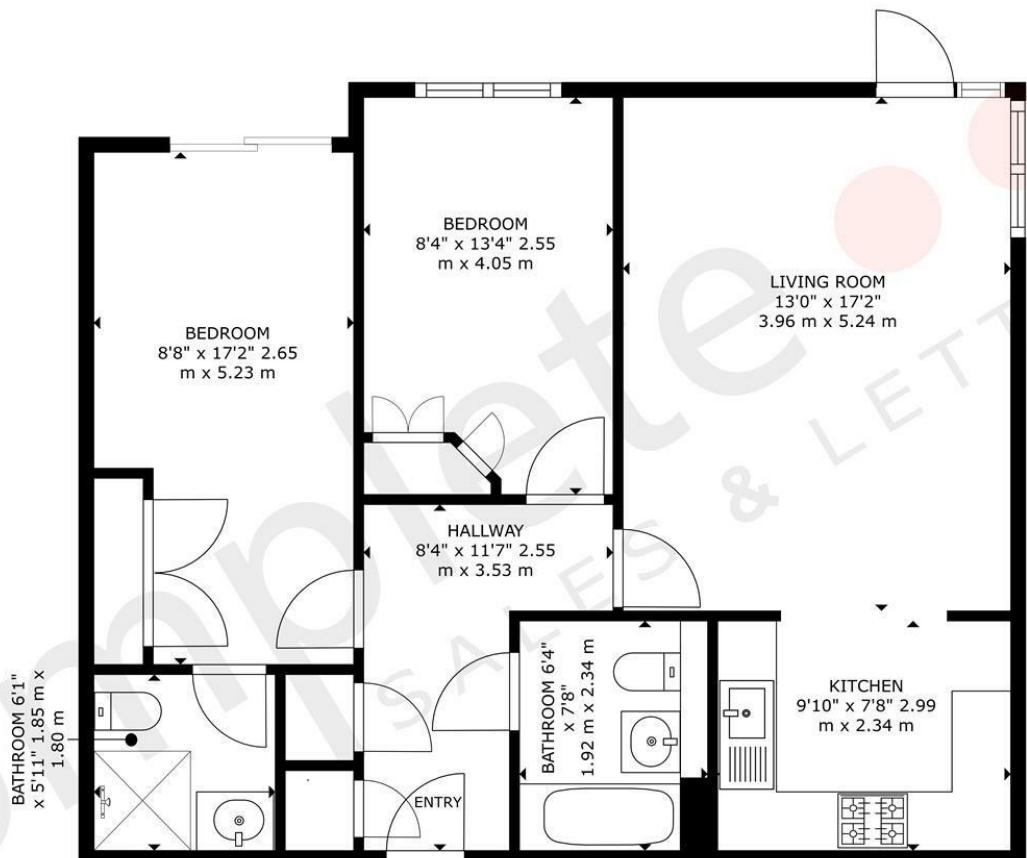
The apartment is surrounded by wonderfully maintained communal gardens which lead to the river. Perfect for walking, jogging, dog walking or simply relaxing in the sun.

#### Location

Kingfisher Close 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.

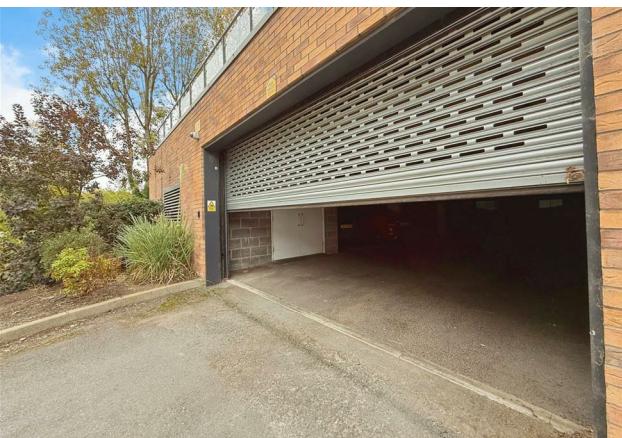
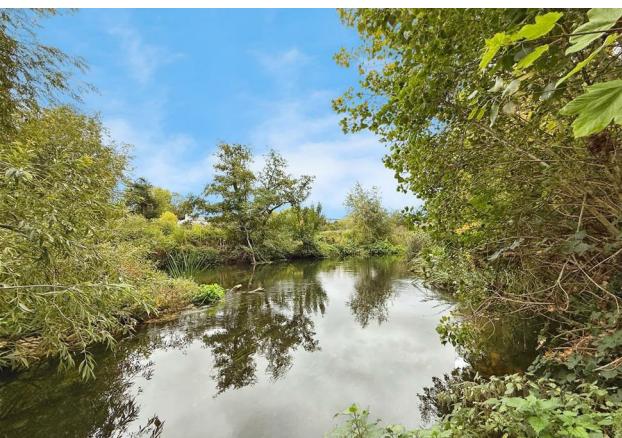




FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 757 sq. ft, 70 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

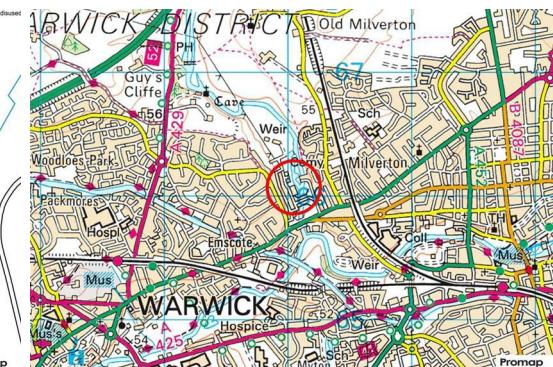
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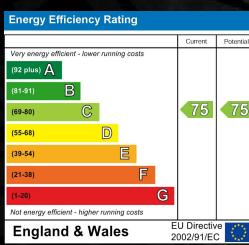
- Second Floor
- Lift Within Block
- Master With En-suite
- Two Balconies Overlooking The River
- Communal Grounds & Gardens

- Two Bedroom Apartment
- Secure Allocated Parking Space
- Open Plan Living Dining Kitchen
- Secure Intercom Entrance
- No Chain



## KINGFISHER CLOSE, WARWICK

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



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