



ANDREWS CLOSE, WARWICK

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SALES & LETTINGS





A unique opportunity to purchase a beautifully presented penthouse riverside apartment with stunning views of the River Avon. This one double bedroom apartment, on the prestigious Portobello Riverside development, is tucked away surrounded by beautifully peaceful communal gardens. It has the sanctuary of this quiet location whilst being on the doorstep of the historic market towns of Leamington Spa and Warwick. This spacious one bedroom apartment boasts high end Smeg appliances and a fully tiled bathroom with beautiful Porcelanosa suites. Other benefits include secure gated parking with two allocated parking spaces, a lift, links to the M40 and A46, and is within a short distance to both Leamington Spa and Warwick train stations.



Communal Entrance

The building is accessed via key fob or through an intercom system for guests. The glass front door leads to a communal entrance with a lift up to the second floor, stairs and two entrances to the secure parking area

Entrance Hall

A welcoming entrance hall featuring wood-effect laminate flooring and ceiling spotlights, complemented by a wall-mounted electric heater and a telephone entry system. The space offers excellent practicality with two large storage cupboards and access to the loft. Doors lead through to the master bedroom, a stylish bathroom and separate shower room, as well as an impressive open-plan kitchen, dining, and lounge area.



Kitchen

A stylish, fully fitted kitchen comprising a comprehensive range of high-gloss base and wall units with matching drawers. Features include a stainless steel double sink with mixer tap, under-counter lighting, and a Smeg induction hob with extractor fan, alongside an integrated oven and grill. Additional integrated appliances include a washing machine, dishwasher, fridge, and freezer. Finished with tiled flooring and a double-glazed window to the side elevation, the space is both practical and contemporary

Living/Dining Room

A spacious and beautifully presented open-plan living and dining room, featuring wood-effect laminate flooring and ceiling spotlights throughout. Triple-aspect double-glazed windows flood the space with natural light, creating a bright and airy atmosphere. Patio doors open onto a generous balcony, offering delightful views across the surrounding Warwickshire countryside.

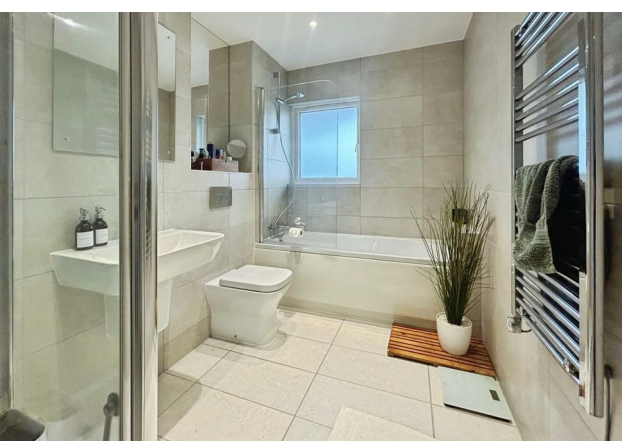


Master Bedroom

An impressive master bedroom, fully carpeted for comfort and enhanced by ceiling spotlights. A double-glazed window to the side elevation allows for plenty of natural light, while a wall-mounted electric heater ensures year-round warmth. The room benefits from mirrored fitted wardrobes with double hanging rails and shelving, providing ample storage, along with additional space for a large chest of drawers or an extra wardrobe if desired.

Bathroom

A stylish bath and shower room, fully tiled with contemporary finishes to both the floor and walls. The suite includes a panelled bath with shower over and mixer tap, alongside a separate shower enclosure for added convenience. Additional features comprise a wall-mounted stainless steel heated towel radiator, ceiling spotlights, extractor fan, low-level flush WC, and a ceramic hand wash basin with mixer tap. An obscured glass window to the side elevation provides natural light while maintaining privacy.





Balcony/ Terrace

Generous terrace with ample space for outdoor seating and dining offering breathtaking views—ideal for serene evenings or entertaining guests in style.

Parking

Secure parking is located on the ground floor, underneath the property and is accessed by a remote controlled key fob. The apartment has two dedicated numbered spaces.

Communal Gardens

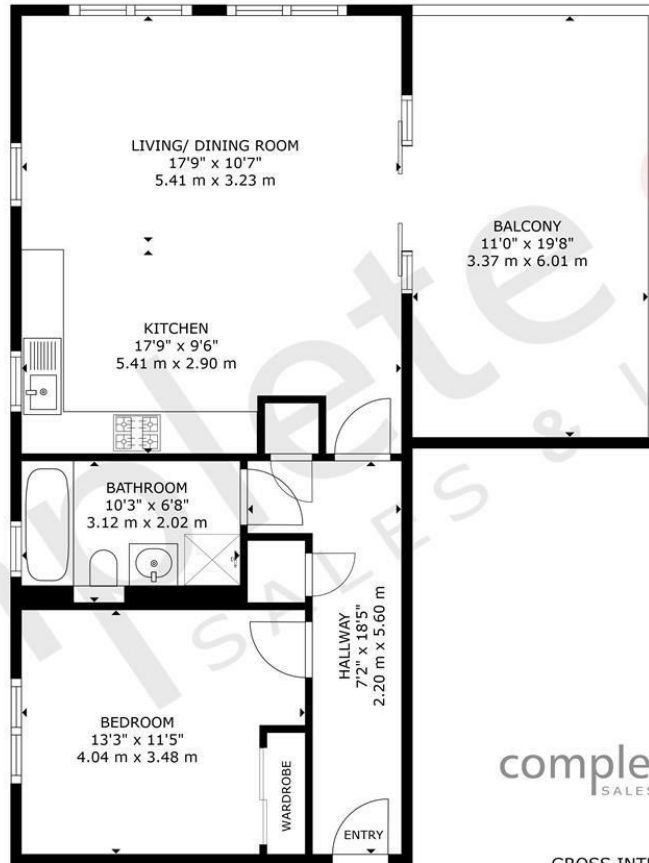
The apartment is surrounded by wonderfully maintained communal gardens which lead to the river. Perfect for walking, jogging, dog walking or simply relaxing in the sun.

Location

Andrews 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





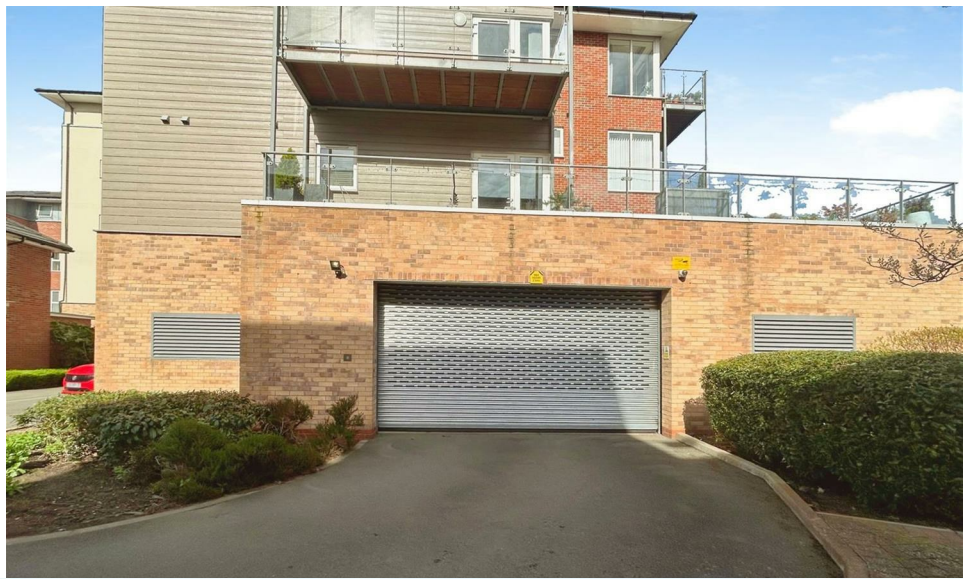
FLOOR PLAN

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GROSS INTERNAL AREA
 FLOOR PLAN: 695 sq. ft, 64 m²
 EXCLUDED AREA: BALCONY: 218 sq. ft, 20 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE
 ACTUAL MAY VARY.

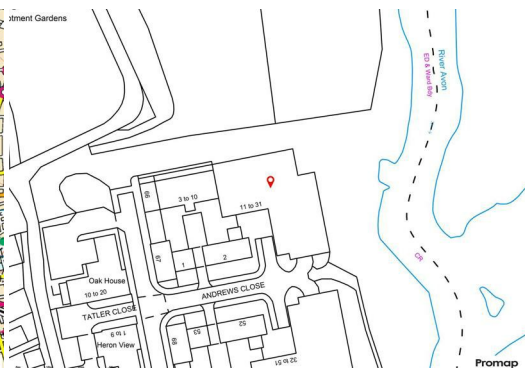
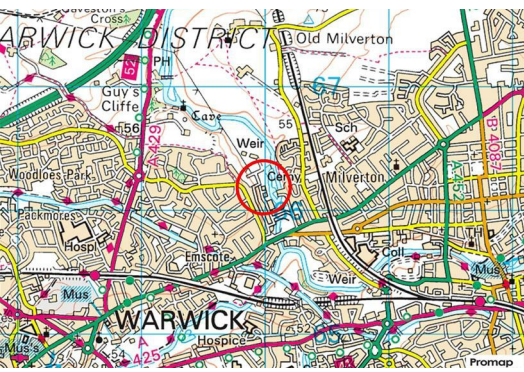


School, rated Good, both within easy walking distance. For national commuters, the apartment is a short drive to the A46 and M40 and a short drive to Leamington Spa and Warwick train stations both with frequent, direct trains to London Marylebone and Birmingham.



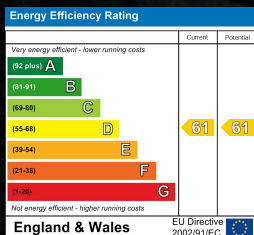


- Stylish Penthouse Apartment
- Lift Access
- Open Plan Kitchen/Living/Dining Space
- Allocated Underground Parking
- Close Proximity To Parks & Stations
- Impressive Master Bedroom
- Large Balcony
- Generous Balcony
- Nestled Between Warwick And Leamington
- Excellent First Time Buyer Home



ANDREWS CLOSE, WARWICK

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



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