



Connells

Andrews Close
WARWICK



Property Description

This charming home offers everything you need for modern, comfortable living. The property comes with two parking spaces in the secure underground car park, a balcony with gorgeous views and NHBC warranty.

The open plan kitchen-dining-living room boasts a wealth of natural light and large sliding glass doors leading onto the spacious balcony. The balcony offers plenty of space for outdoor furniture to relax, entertain or even host a barbecue in the warmer months. There are also stunning views overlooking Warwick, and the perfect spot to watch beautiful sunsets.

The stylish kitchen comes with all integrated appliances, presenting a sleek finish to the kitchen area. There is plenty of counter-top space for food preparation and even more natural light.

The primary bedroom is generously sized with built in mirrored wardrobes for added storage. There is also a high-spec four-piece bathroom.

The Location

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.

Open Plan Living

18' x 17' 8" (5.49m x 5.38m)

Kitchen

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

Lounge Diner

Triple aspect windows, sliding doors onto balcony, laminate flooring and spotlights.

Bedroom One

13' 2" x 11' 5" (4.01m x 3.48m)

Window to side, fitted wardrobes and carpeted flooring.

Family Bathroom

A fully tiled, four piece bathroom with wash hand basin, low level flush WC, bath with shower over, shower cubicle, window to the side, and chrome towel rail.

Parking

x2 corner allocated parking spaces in the unground garage.

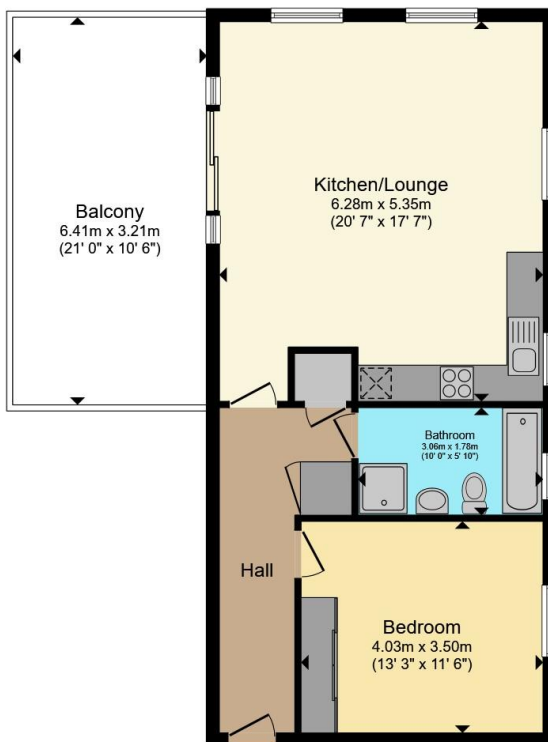
Balcony

South facing balcony with gorgeous views, decking and plenty of space for table and chairs.









Total floor area 62.9 m² (677 sq.ft.) approx

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.propertybox.io



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: B

Service Charge:
 1400.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107606

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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.

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