



Connells

Kingfisher Close
Warwick



Property Description

A stunning home situated on an idyllic Riverside location positioned centrally between Warwick and Leamington Spa. The property is located on the third floor which can be easily accessed by stairs or the communal lift. This charming home has allocated parking and is being sold with no onward chain - ideal for first time buyers, investors or downsizers.

This lovely home offers everything you need for modern, comfortable living. There is a gorgeous lounge with doors leading onto the balcony. The South facing balcony offers plenty of space for table and chairs, perfect for a morning coffee overlooking stunning views. The kitchen diner boasts integrated appliances for a sleek finish.

There is a large dual aspect double bedroom with built in wardrobes and a stylish 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.

Entrance Hallway

Cupboard housing boiler and doors leading to all rooms.

Lounge

17' 10" max x 10' 2" (5.44m max x 3.10m)

Lovely and bright room with wood style flooring and a set of patio doors leading out to the south facing balcony.

Kitchen Diner

13' 9" x 11' 5" (4.19m x 3.48m)

A dual aspect kitchen diner fitted with a range of base and wall mounted cupboards with a complimentary work surface over. Rangemaster sink and drainer, dishwasher, Smeg hob and double oven, integrated fridge freezer, microwave and washer/dryer.

Bedroom

17' 9" x 8' 8" max (5.41m x 2.64m max)

Dual aspect double bedroom with built in wardrobes and carpeted flooring.

Four Piece Bathroom

Shower cubicle, shower over bath, low level flush WC, wash hand basin, chrome heated towel rail, and an obscure double glazed window.

Balcony

Spacious balcony with decking offering plenty of space for tables and chairs. There are stunning views overlooking the canal.

Parking

One allocated parking space.

Vendors Notes

Length of Lease - 125 years from 1 Jan 2019

Ground rent - Approx £150 per annum

Services charges - Approx £259.33 PCM

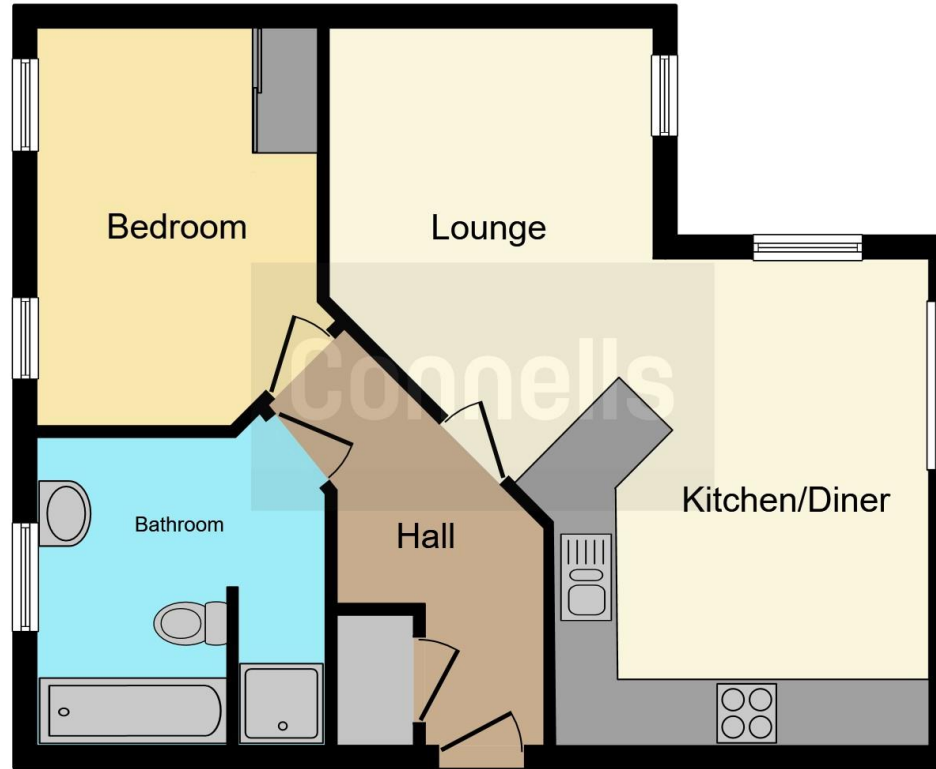
Rental charges - Approx £188.43 PCM

The above charges may differ as these charges are for 65% shared ownership Clarion Housing









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

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14 High Street
 WARWICK CV34 4AP

EPC Rating: D Council Tax Band: B

Service Charge: 3360.00

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107428

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.

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