



Connells

Kingfisher Close
Warwick



Property Description

An idyllic Riverside location positioned centrally between Leamington Spa and Warwick. This luxurious home is located on the top floor feature stunning views from the wrap around balcony. This well presented apartment can be accessed by stairs or the communal lift. This impressive home benefits from secure gated parking for two vehicles, over 4 years NHBC warranty and is being sold with no onward chain.

This luxury apartment features a dual aspect, open plan kitchen diner lounge with floor to ceiling windows providing a wealth of natural light. There are sliding glass doors leading out onto the large wrap-around balcony looking over the stunning views of the River Leam and surrounding greenery! The modern kitchen is well equipped with integrated appliances, presenting a sleek finish.

The primary bedroom features fitted mirrored wardrobes, a high spec ensuite and sliding glass doors onto the balcony with breathtaking views. Additionally, there is a second double bedroom with mirrored wardrobes, a third light and airy, double bedroom as well as a spacious bathroom with floor to ceiling tiles and spotlights.

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

26' 4" x 22' 7" (8.03m x 6.88m)
These measurements are for the open plan kitchen, dining, living.

Lounge Diner

Dual aspect windows with sliding doors onto the balcony, spotlights and laminate flooring.

Kitchen

Fitted with a range of wall and base units with work surface over, built in double oven, hob, extractor fan, dishwasher, spotlights, tiled flooring and window to side.

Bedroom One

13' 1" plus recess x 8' 9" (3.99m plus recess x 2.67m)
Sliding doors to balcony, built in mirrored wardrobes, store cupboard and carpeted flooring.

En-Suite

Shower, low level flush WC, wash hand basin and chrome towel rail. There are spotlights and fully tiled floors and walls.

Bedroom Two

11' 9" x 10' 11" (3.58m x 3.33m)
Window and carpeted flooring.

Bedroom Three

11' 9" x 8' 10" (3.58m x 2.69m)
Window, built in mirrored wardrobes and carpeted flooring.

Family Bathroom

Shower over bath, low level flush WC, wash hand basin, fully tiled walls and floor, chrome towel rail and spotlights.

Balcony

Amazing views over river and green areas from the wrap around balcony space. Plenty of room for table and chairs, BBQ and more!

Parking

Two allocated parking spaces in secure gated, underground garage with electric door.

Vendors Notes

Charges from 1st April 2025.

Rent £669.22 approx per PCM.

Service charges £274.55 approx per PCM.

Total: £943.77 PCM.

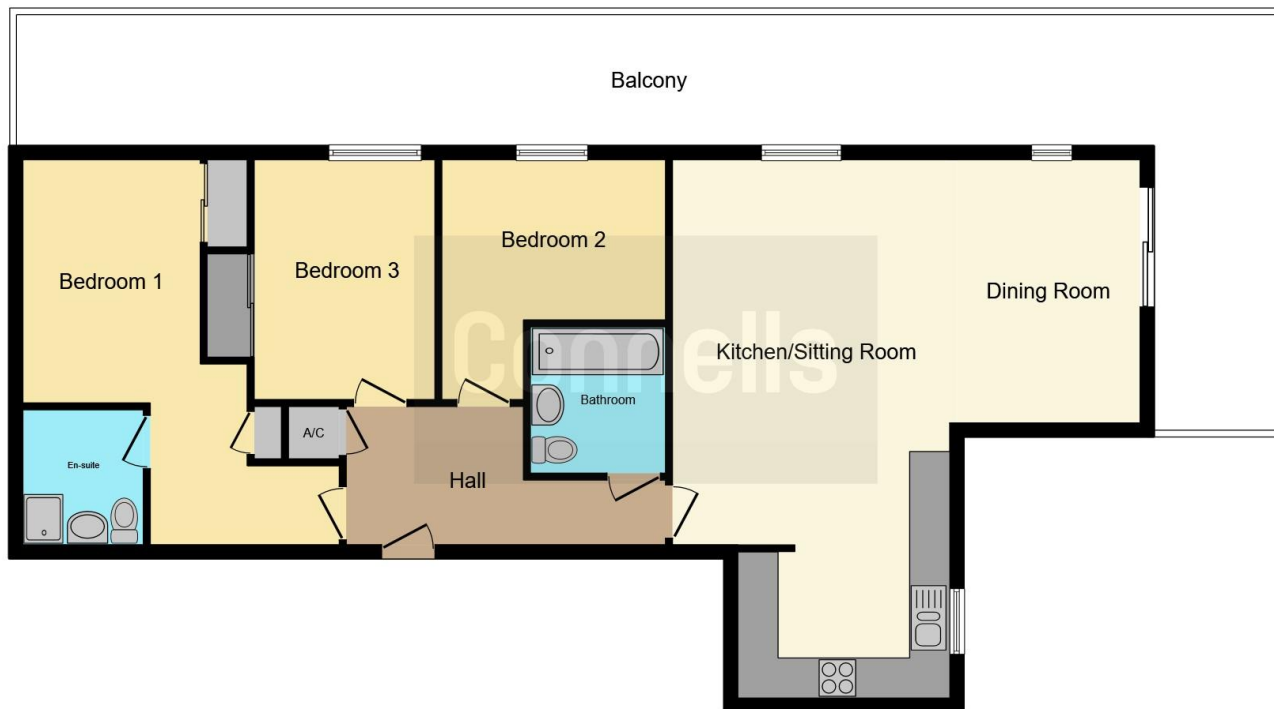
Annual Ground rent charges £250.

Clarion Housing.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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

T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

EPC Rating: D Council Tax
 Band: D

Service Charge:
 3089.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107230

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 Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WAR107230 - 0007

