



## TATLER CLOSE, PORTOBELLO RIVERSIDE

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**FOR SALE**



A stunning 2nd floor apartment located within the prestigious Portobello Riverside Development in Warwick set along the banks of the River Avon. This exclusive and stylish residence enjoys direct lift access to the second floor. The beautifully designed home comprises a welcoming entrance hall, an open-plan lounge, kitchen and dining area with contemporary fittings, a Juliet balcony offering elevated views. There is a generous double bedroom with fitted wardrobes. The property also benefits from an allocated parking space and approximately 116 years remaining on the lease. Ideally situated for easy access to both Leamington Spa and Warwick town centres, the apartment is also close to Victoria Park, St Nicholas Park, scenic riverside walks, and a selection of highly regarded schools - making it an exceptional choice for stylish, convenient living.

It's in the details..

#### Communal Entrance

Intercom entrance to glass doors to the stairs and lift that go to the second floor.



#### Second Floor

From the lift, it's the first door on the second floor.

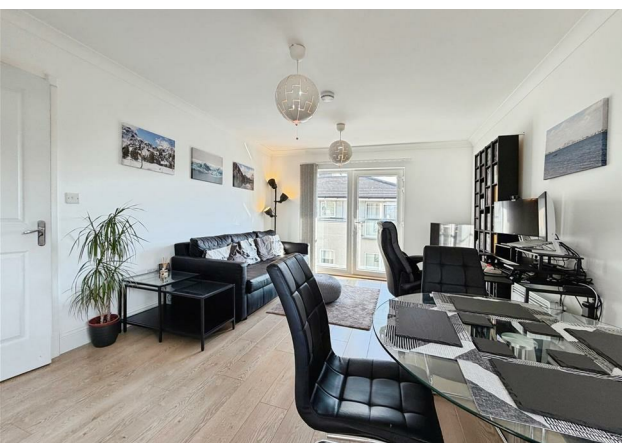


#### Entrance

Through the entrance, Hall is a hallway with timber laminate flooring, a uPVC double glazed window and an electric radiator. There's the intercom, doors to the hot water tank/storage cupboard and also a second large storage cupboard with a shelf. Doors leads into the lounge diner, bedroom and bathroom.

#### Lounge Diner

With timber effect laminate flooring, two ceiling light points, warm amount of electric heater and double door glass Juliet balcony with glass balustrade. Open through to the kitchen.



#### Kitchen

Fitted with a gloss kitchen with brushed chrome handles which includes dark worktops, a smack double oven, a Smeg four ring electric hob with stainless steel splashback and extractor over. There is a slimline Bosch dishwasher, a fitted Smeg washing machine as well as a fitted fridge freezer. A one and a half bowl stainless steel sink with mixed up and drainer, under-cabinet lighting, a wall mounted electric heater, down-lights and two uPVC double glazed window Windows.

#### Bedroom

#### Bathroom

A very stylish fully tall bathroom which has a bath with chrome mixer tap and shower with glass shower screen. There is a Porcelanosa floating sink with chrome mixer tap. Porcelanosa toilet with concealed system and chrome flush push-button, an electric chrome towel radiator, electric shaver point, downlights and an extractor.

#### Parking

Allocated Parking Space

#### Other Information

Service charge is around 1500-1600 per year

250 per year ground rent

115 years left approx on lease

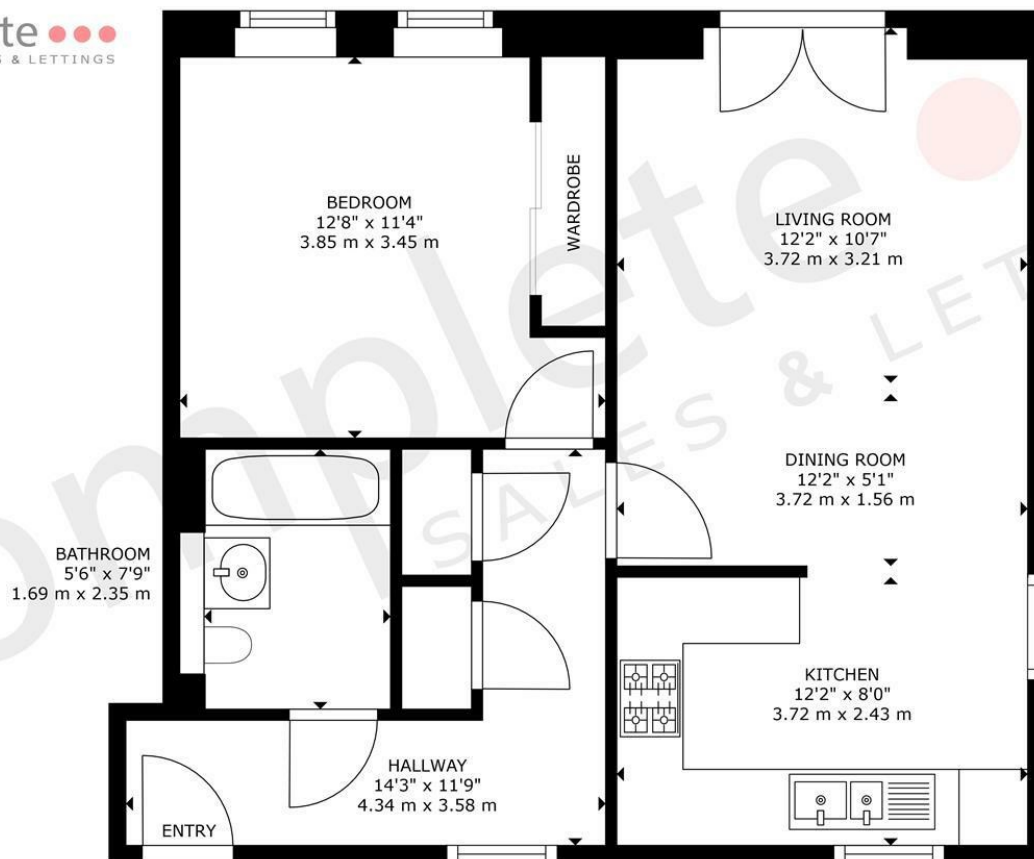




## Location

Tatler 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. There are nice walks along the River Avon up to The Saxon Mill, which is a great gastro pub with a weir set on the river. Also close to the River Leam and the Grand Union Canal- providing more wonderful walks.

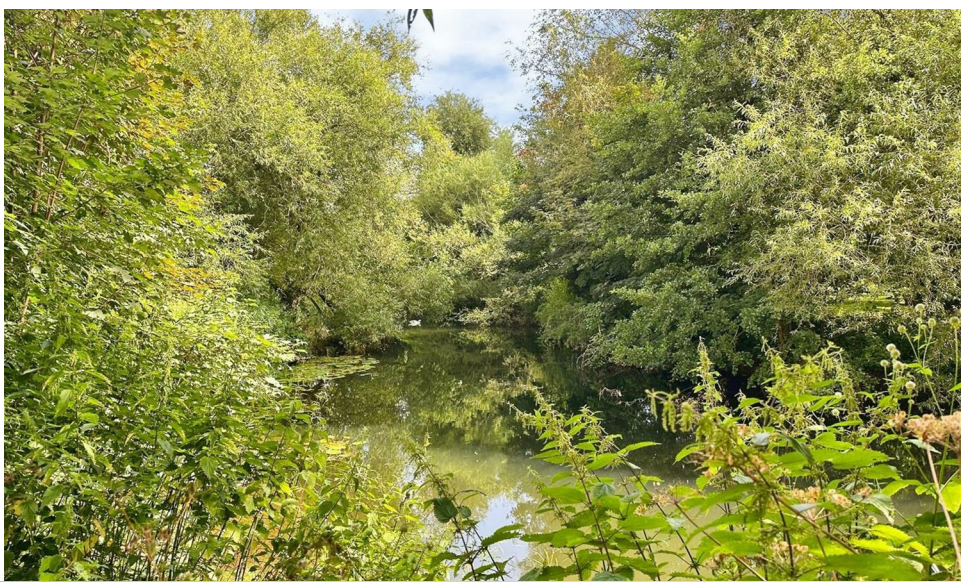




## FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 617 sq. ft, 57 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

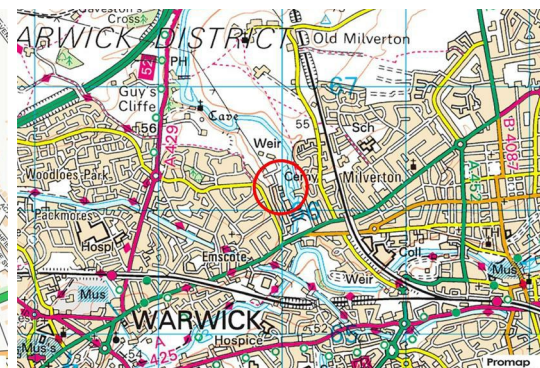
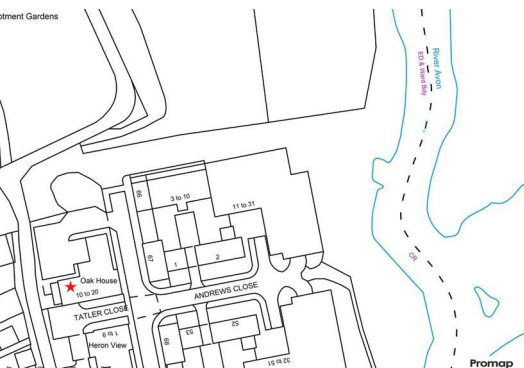
The Leamington Property Expert





- Second Floor Apartment
- Portobello Riverside
- Stylish Bathroom
- Fitted Kitchen
- One Parking Space

- Allotment Views
- One Double Bedroom
- Open Plan Living
- Juliet Balcony
- No Chain



## TATTLER CLOSE, WARWICK

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

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             | Current                 |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   | 60                      |
| (39-54) E                                   | 61                      |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

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