

## £199,500 Shared Ownership

Kingfisher Close, Warwick CV34 5GD



- Guideline Minimum Deposit £19,950
- Fourth Floor (building has a lift)
- High Performance Glazing
- Two Balconies
- Guide Min Income - Dual £52.4k Single £60k
- Approx. 852 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Garage plus Additional Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 70% share. Full market value £285,000). A spacious and smartly presented flat which occupies a favourable position within this recently-constructed development. The property is on the fourth floor and has a dual-aspect reception room with a naturally-lit, semi-open-plan kitchen featuring integrated appliances. The eighteen-foot main bedroom includes a fitted wardrobe and en-suite shower room. There is also a second, comfortable, double bedroom and an attractive, high-spec bathroom. The flat has two south-east-facing balconies that overlook the River Avon and Pottertons Field. Well insulated walls and high performance glazing make for a good energy-efficiency rating. The flat comes with a garage plus use of a parking space and is within easy reach of both Warwick and Leamington Spa town centres. Ofsted list three primary schools within half a mile, all rated either 'Good' or 'Outstanding'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 2019).

**Share Available:** 70% (£199,500).

**Shared Ownership Rent:** £237.22 per month (subject to annual review).

**Service Charge:** £230.14 per month (subject to annual review).

**Ground Rent:** £250.00 for the year.

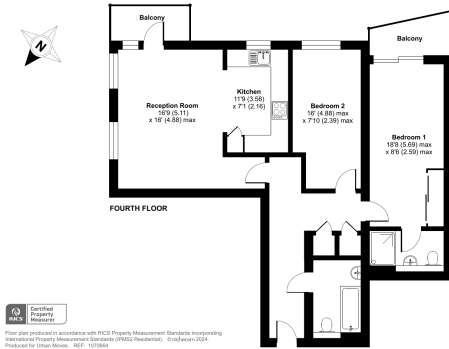
**Guideline Minimum Income:** Dual - £52,400 | Single - £60,000 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Warwick District Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets only permitted with permission from Clarion which would need to be applied for after completion of sale (exception made for assistance animals).

**Kingfisher Close, Warwick, CV34**

Approximate Area = 852 sq ft / 79.2 sq m  
For identification only - Not to scale



## DIMENSIONS

### FOURTH FLOOR

**Entrance Hallway**

**Bathroom**

**Reception Room**  
16' 9" x 16' 0" max. (5.11m x 4.88m)

**Balcony**

**Kitchen**  
11' 9" x 7' 1" (3.58m x 2.16m)

**Bedroom 2**  
16' 0" max. x 7' 10" max. (4.88m x 2.39m)

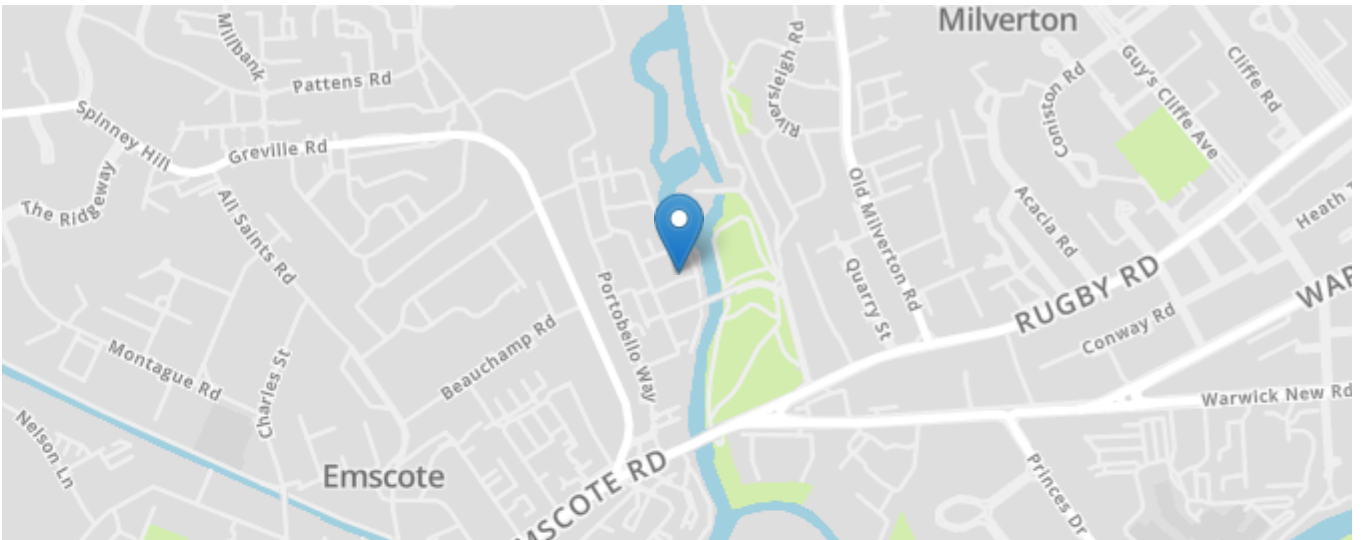
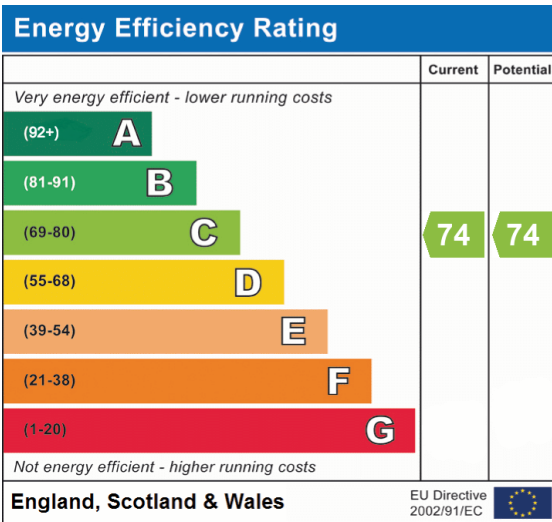
**Bedroom 1**  
18' 8" max. x 8' 6" max. (5.69m x 2.59m)

**Balcony**

**En-Suite Shower Room**

### GROUND FLOOR

**Garage**  
19' 0" x 8' 5" (5.78m x 2.56m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.