

## £94,500 Shared Ownership

Kingfisher Close, Warwick CV34 5GD



- Guideline Minimum Deposit £9,450
- Third Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Two Balconies
- Guide Min Income - Dual £36.3k Single £42.5k
- Approx. 776 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Covered Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £270,000). This well-presented and well-proportioned flat is on the third floor and has a spacious reception room with attractive wood flooring. The semi-open-plan kitchen features sleek, white units and integrated appliances. There is a seventeen-foot main bedroom with fitted, mirror-fronted wardrobe and en-suite shower room plus a second, good-sized, double bedroom, a stylish bathroom and a pair of storage/utility cupboards in the entrance hallway. The reception and principal bedroom both open onto balconies which offer a delightful view of the River Avon and the verdant surroundings. Modern standards of insulation and high performance glazing help to keep energy costs down. The flat comes with use of an undercroft 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 01/01/2019).

**Minimum Share:** 35% (£94,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £455.89 per month (subject to annual review).

**Service Charge:** £218.46 per month (subject to annual review).

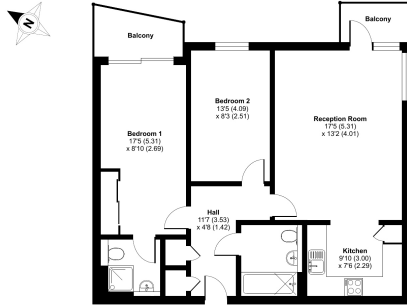
**Ground Rent:** £250.00 for the year.

**Guideline Minimum Income:** Dual - £36,300 | Single - £42,500 (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 not permitted (except assistance animals).

**Kingfisher Close, CV34**  
Approximate Area = 776 sq ft / 72.1 sq m  
For information only - Not a contract



**THIRD FLOOR**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - Groundwork 004.  
Produced by Urban Moves. REF: 130887

## DIMENSIONS

### THIRD FLOOR

**Entrance Hall**  
11' 7" x 4' 8" (3.53m x 1.42m)

**Reception Room**  
17' 5" x 13' 2" (5.31m x 4.01m)

**Balcony**

**Kitchen**  
9' 10" x 7' 6" (3.00m x 2.29m)

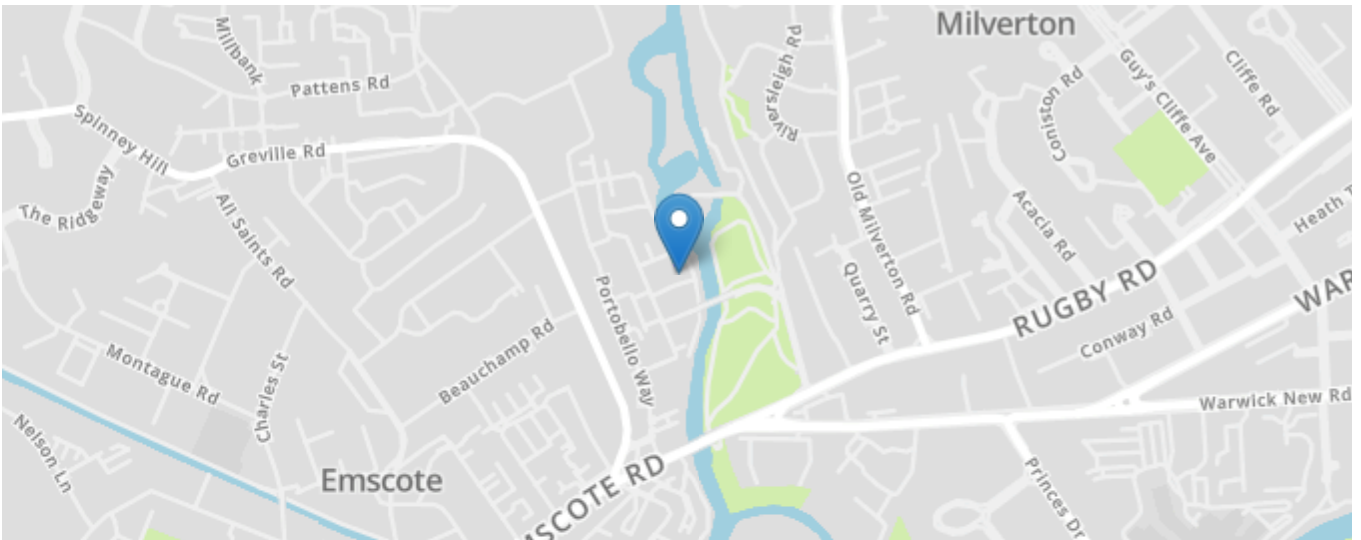
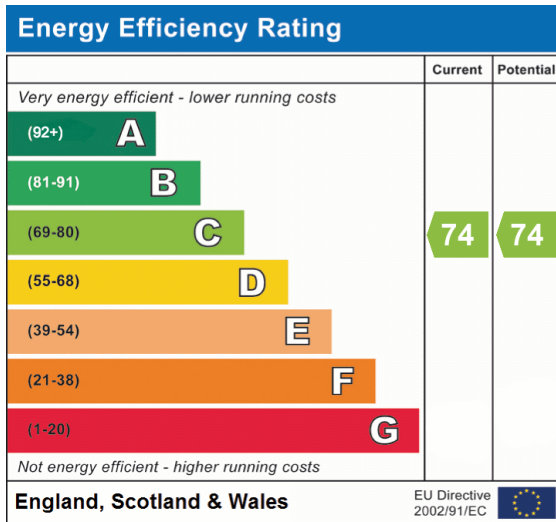
**Bedroom 1**  
17' 5" x 8' 10" (5.31m x 2.69m)

**Balcony**

**En-Suite Shower Room**

**Bedroom 2**  
13' 5" x 8' 3" (4.09m x 2.51m)

**Bathroom**



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.