

£132,500 Shared Ownership

Kingfisher Close, Warwick CV34 5GD



- Guideline Minimum Deposit £13,250
- First Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Large, South/South-East-Facing Terrace
- Guide Min Income Dual £42.3k | Single £48.6k
- Approx. 850 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Secure Underground Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £265,000). A spacious two-bedroom flat on the first floor of Maple Court. The well-presented property has a twenty-foot, dual-aspect reception room with glazed door that opens onto a large, south/south-east-facing terrace. The kitchen features integrated appliances including a fridge/freezer, dishwasher and double oven. There is a generously-sized main bedroom with fitted, mirror-fronted wardrobe and naturally-lit, en-suite shower room plus a second bedroom, an attractive, high-spec bathroom and a pair of hallway storage/utility cupboards. The block is part of a recently-constructed development alongside the River Avon. Modern standards of insulation and high performance glazing help to keep energy costs down. The flat comes with 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 01/01/2019).

Minimum Share: 50% (£132,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £384.28 per month (subject to annual review).

Service Charge: £222.36 per month (subject to annual review).

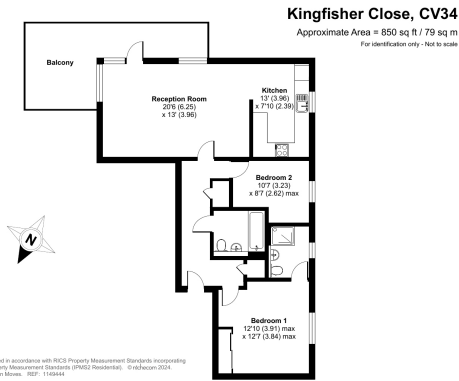
Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £42,300 | Single - £48,600 (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).

DIMENSIONS



FIRST FLOOR

Entrance Hallway

Bedroom 1

12' 10" max. x 12' 7" max. (3.91m x 3.84m)

En-Suite Shower Room

Bedroom 2

10' 7" x 8' 7" max. (3.23m x 2.62m)

Bathroom

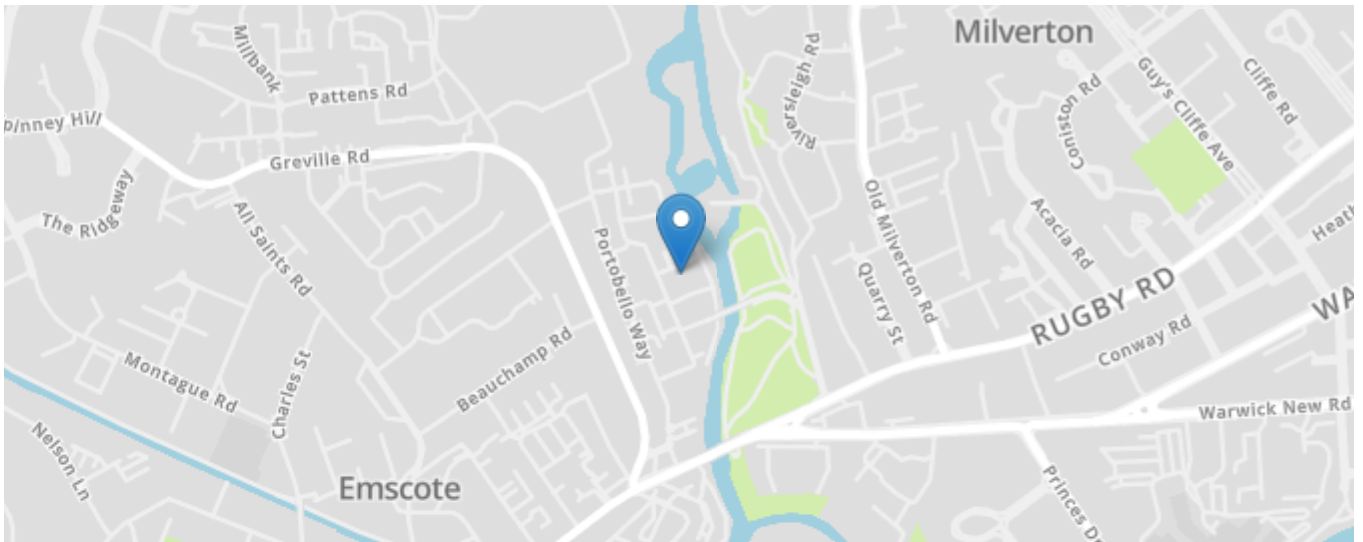
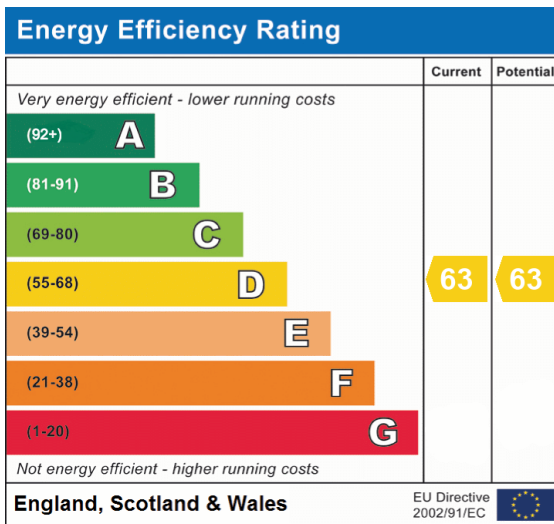
Reception Room

20' 6" x 13' 0" (6.25m x 3.96m)

Kitchen

13' 0" x 7' 10" (3.96m x 2.39m)

Balcony



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.