

£133,250 Shared Ownership

Kingfisher Close, Warwick CV34 5GD



- Guideline Minimum Deposit £13,325
- Top Floor (third, building has a lift)
- South/South-East-Facing Balcony
- Short Bike Ride to Town Centre or Station
- Guide Min Income Dual £36.2k | Single £42.4k
- Approx. 625 Sqft Gross Internal Area
- Parking Space
- Leamington Spa Also Within Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 65% share. Full market value £205,000). A spacious, recently-built and stylishly-presented flat on the third floor, which is the top floor in that part of the building. The property features a sleek, high-spec kitchen with integrated appliances including double oven and touch-control hob. The reception room opens onto a south/south-east-facing balcony with a view of the River Avon and the expanses of grass either side. There is a good-sized bedroom with fitted wardrobe and an attractive, naturally-lit bathroom large enough to have a separate shower cubicle. Kingfisher Close is within easy reach of both Warwick and Leamington Spa town centres and both railway stations. The flat comes with use of an allocated parking space.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2019).

Minimum Share: 65% (£133,250). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £188.42 per month (subject to annual review).

Service Charge: £259.33 per month (subject to annual review).

Ground Rent: £250.00 for the year.

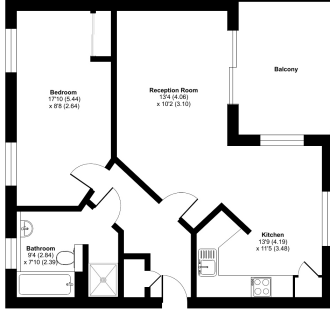
Guideline Minimum Income: Dual - £36,200 | Single - £42,400 (based on minimum share and 10% deposit).

Council Tax: Band B, 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).

Aspen House, Kingfisher Close, Warwick, CV34

Approximate Area = 625 sq ft / 58 sq m
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2025. Produced for Urban Moves. REF: 124555

DIMENSIONS

THIRD FLOOR

Entrance Hallway

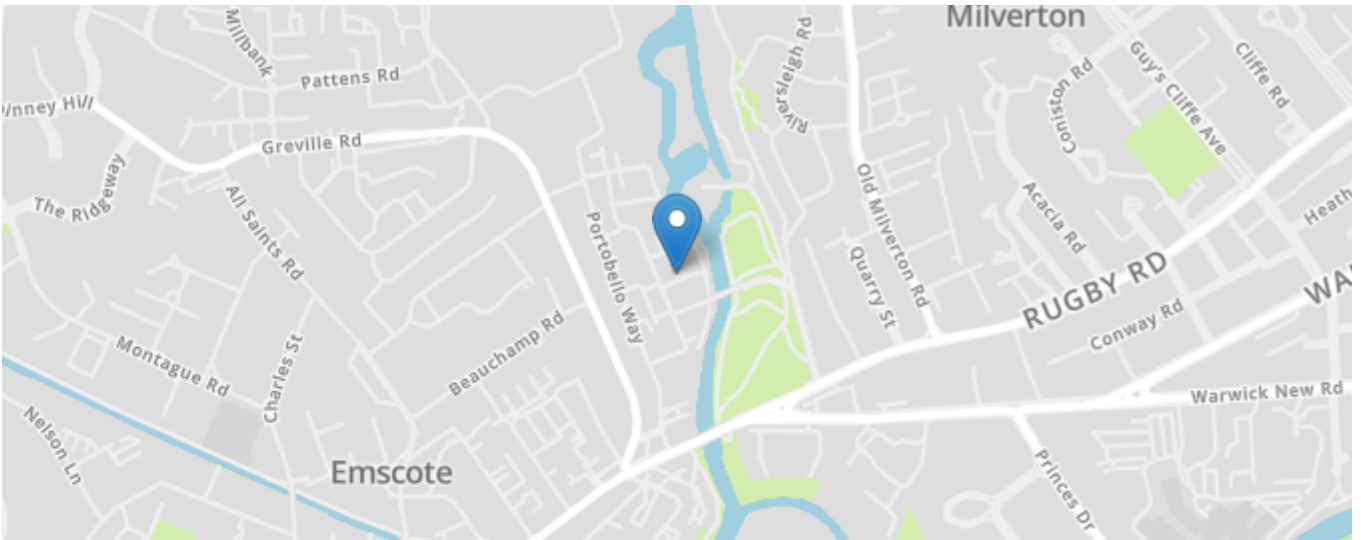
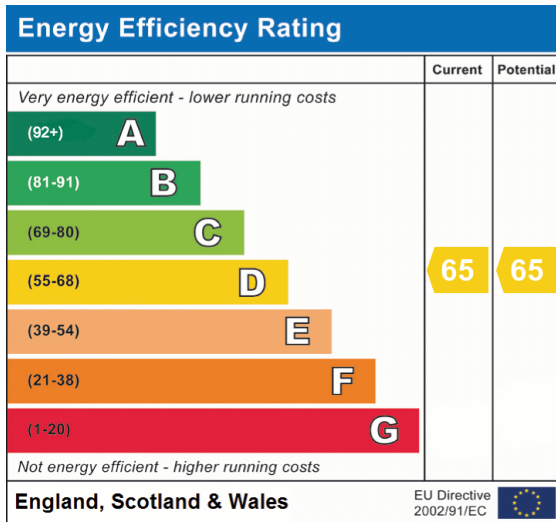
Reception Room
13' 4" x 10' 2" (4.06m x 3.10m)

Balcony

Kitchen
13' 9" x 11' 5" (4.19m x 3.48m)

Bedroom
17' 10" x 8' 8" (5.44m x 2.64m)

Bathroom
9' 4" max. x 7' 10" (2.84m x 2.39m)



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.