

£170,000 Shared Ownership

Kingfisher Close, Warwick CV34 5GD



- Guideline Minimum Deposit £17,000
- Top Floor (fifth - building has a lift)
- Dual Aspect Reception Room
- Wrap-Around Terrace
- Guide Min Income Dual £58.4k | Single £67.2k
- Approx. 1105 Sqft Gross Internal Area
- Bathroom and En-Suite Shower Room
- Two Secure Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £340,000). A rare chance to buy an eleven-hundred-square-foot, three-bedroom, shared-ownership apartment. The smartly-presented property is on the top floor (fifth, building has a lift) and has a terrace which runs the full length of the south/south-east side as well as wrapping around both ends. The view is far-reaching, largely unobstructed and overlooks an area of lawn and the River Avon. Internal features include a spacious, dual-aspect reception room and a semi-open-plan kitchen with sleek units and integrated appliances. There is a main bedroom with en-suite shower room plus two further double bedrooms and a stylish, fully-tiled bathroom. Built-in, mirror-fronted wardrobes have been provided in the two larger bedrooms. The apartment comes with use of two allocated spaces in the gated, undercroft car park 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'.

Housing Association: Clarion.

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

Minimum Share: 50% (£170,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £514.78 per month (subject to annual review).

Service Charge: £278.37 per month (subject to annual review).

Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £58,400 | Single - £67,200 (based on minimum share and 10% deposit).

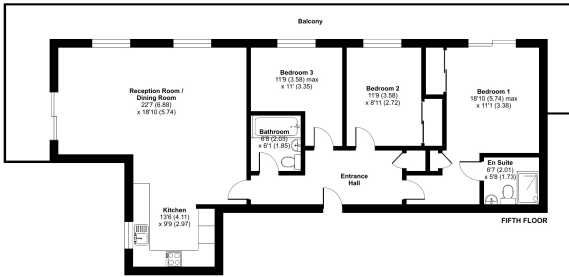
Council Tax: Band D, Warwick District Council. Priority is given to applicants living and/or working in this local authority.

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).



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Approximate Area = 1105 sq ft / 102.6 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
This property is a shared ownership property (PMSD Residential). © Urban Moves 2020.
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Energy Efficiency Rating

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

DIMENSIONS

FIFTH FLOOR

Entrance Hall

Reception

22' 7" x 18' 10" (6.88m x 5.74m)

Balcony

Kitchen

13' 6" x 9' 9" (4.11m x 2.97m)

Bedroom 1

18' 10" max. x 11' 1" (5.74m x 3.38m)

En-Suite Shower Room

6' 7" x 5' 8" (2.01m x 1.73m)

Bedroom 2

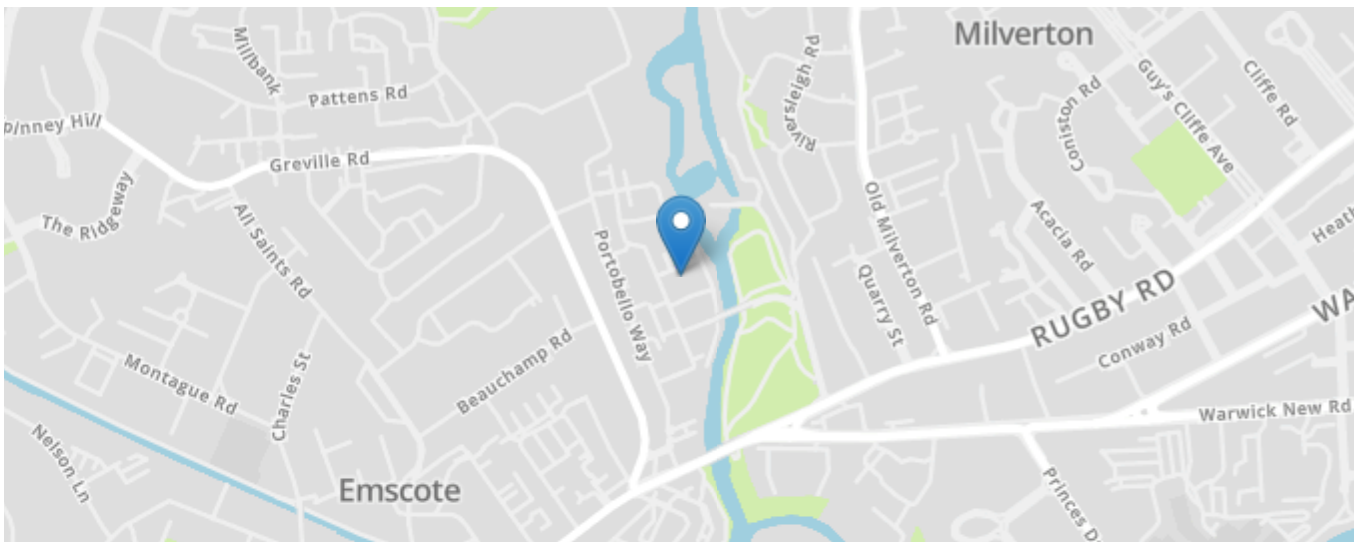
11' 9" x 8' 11" (3.58m x 2.72m)

Bedroom 3

11' 9" max. x 11' 0" (3.58m x 3.35m)

Bathroom

6' 8" max. x 6' 1" max. (2.03m x 1.85m)



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.