

## £88,000 Shared Ownership

Kingfisher Close, Warwick CV34 5GD



- Guideline Minimum Deposit £8,800
- Top Floor (fifth, building has a lift)
- Triple Aspect Kitchen/Reception Room
- Fitted Wardrobe in Bedroom
- High Performance Glazing
- Guide Min Income Dual £31.8k | Single £38.1k
- Approx. 684 Sqft Gross Internal Area
- South-Facing Balcony
- Spacious Bathroom with Separate Shower
- Two Parking Spaces

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £220,000). This generously-sized and stylishly-presented flat is on the top (fifth) floor of a recently-constructed development next to the River Avon. The property has an approximately three hundred and fifty square foot, triple-aspect reception room with attractive, open-plan kitchen area featuring integrated appliances. Sliding doors lead from the living area out onto a south-facing balcony. There is a fitted wardrobe in the spacious bedroom and the naturally-lit bathroom is large enough to include a separate shower\*. Well insulated walls and roof combined with high performance glazing help keep energy costs down. Kingfisher Close is within easy reach of both Warwick and Leamington Spa town centres and both railway stations. The flat comes with use of two allocated parking spaces.

\*Please note: A new shower tray is currently being installed.

**Housing Association:** Clarion.

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

**Minimum Share:** 40% (£88,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £387.11 per month (subject to annual review).

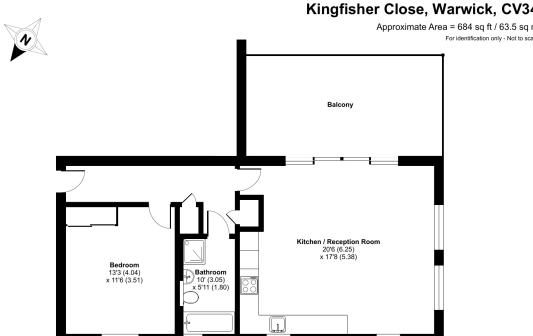
**Service Charge:** £214.01 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £31,800 | Single - £38,100 (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).

## DIMENSIONS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS) Residential. © radbem.com 2025. Produced for Urban Moves. RPF 14102021

**Kingfisher Close, Warwick, CV34**  
Approximate Area = 684 sq ft / 63.5 sq m  
For identification only - Not to scale

### FIFTH FLOOR

#### Entrance Hallway

##### Bedroom

13' 3" x 11' 6" (4.04m x 3.51m)

##### Bathroom

10' 0" x 5' 11" (3.05m x 1.80m)

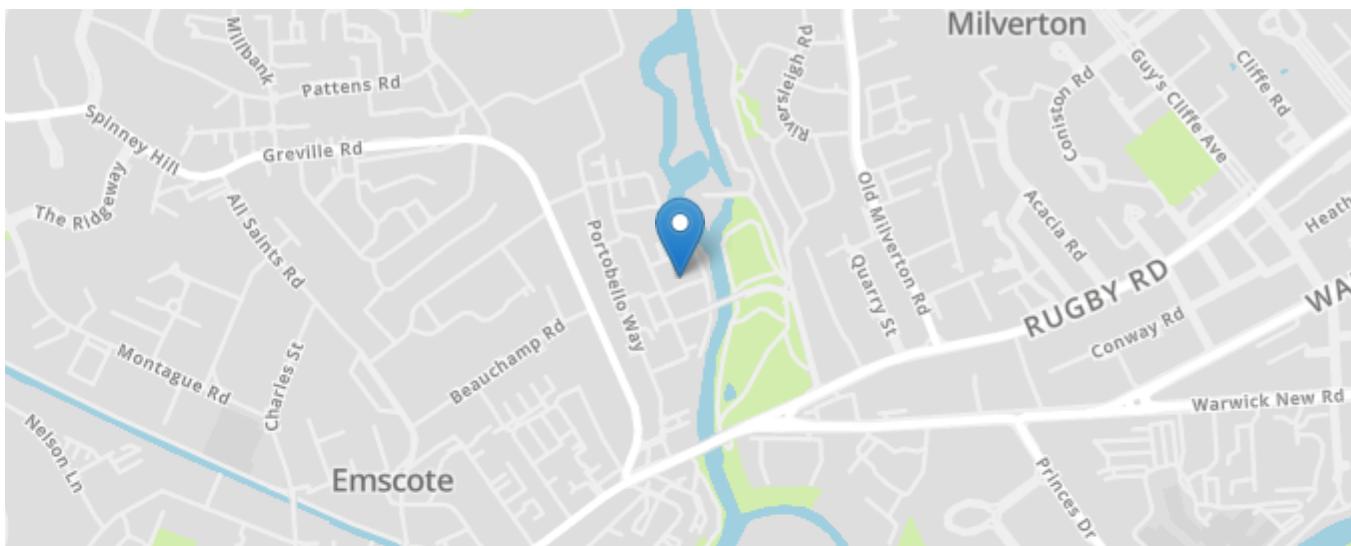
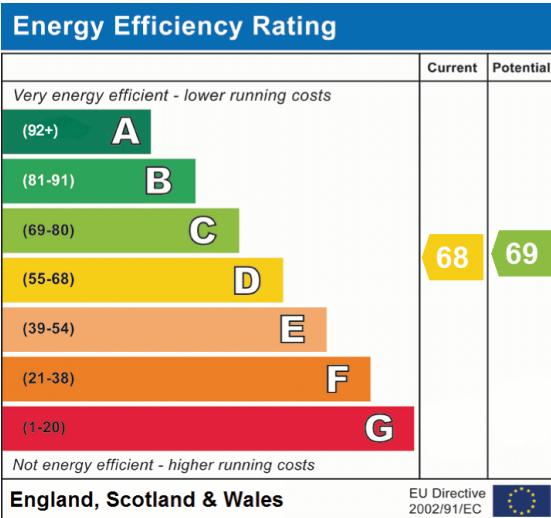
##### Reception

20' 6" x 17' 8" (6.25m x 5.38m)

##### Kitchen

included in reception measurement

##### 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.