



11 Kempton Drive

Warwick CV34 5FT

Offers Over £180,000

11 Kempton Drive

Willow View

This immaculately presented contemporary apartment is situated on the third floor of this purpose built development which benefits from lift access and stunning views over the River Avon and grass lands. Situated within a highly convenient location close to both Leamington Spa and Warwick town centres, this stylish and attractively presented apartment offers well proportioned living within the open plan dining kitchen/living off which there are two sets of French doors with a glass balustraded balcony providing a superb outlook. The stylish kitchen is well equipped with an excellent range of integrated appliances. There is a good sized double bedroom with views and large fitted wardrobe and an immaculately presented bathroom. The apartment has loft access with lots of storage space, an undercover allocated parking space and has no onward chain.

LOCATION

The Portobello development is situated in an attractive riverside setting on the fringe of Leamington Spa and Warwick. Both centres are easily accessible, there also being local amenities in neighbouring Milverton along with a large Tesco supermarket on nearby Emscote Road. Both Leamington Spa and Warwick offer regular rail commuter links to London and Birmingham and there are good local road links to the Midland motorway network.

COMMUNAL ENTRANCE HALLWAY

With telephone entry system, separate mail boxes for all apartments within Willow View and having both lift and stairs ascending to:-

THIRD FLOOR LEVEL

Where a private entrance door gives access to the apartment itself.

ENTRANCE HALL

2.62m x 1.38m (8'7" x 4'6")

With entry telephone, cornice to ceiling, inset ceiling downlighters, built-in airing/storage cupboard housing the Heatrae Sadia electric heating system, light oak laminate flooring and doors radiating to:-

LOUNGE/DINING KITCHEN

7.12m x 3.49m (23'4" x 11'5")

Being open plan and having light oak laminate flooring extending throughout the lounge and dining area, two sets of double glazed French style doors, one of which opens onto a decked balcony with glazed balustrade with the second pair opening onto a Juliet balcony, two radiators, television aerial connection, telephone point, cornice to ceiling and open plan access to the kitchen area which features a stylish range of contemporary units having worktops with coordinating upstands, a range of appliances comprising inset halogen hob by Smeg with stainless steel back plate and matching chimney style extractor above, integrated slimline dishwasher together with integrated washer dryer and double electric oven having cupboards above and below and integrated fridge freezer alongside. Several coordinating wall cabinets, ceramic tiled floor, polished chrome electrical fittings, inset ceiling downlighters and double glazed window.

DOUBLE BEDROOM

4.09m x 3.82m (13'5" x 12'6")

Having a delightful outlook over the river and meadow to Rockmill Lane

beyond, built-in double wardrobe, radiator and access trap to useful loft storage space that is boarded and has lighting.

BATHROOM

1.73m x 2.48m (5'8" x 8'1")

Being well appointed with stylish white contemporary fittings comprising wall mounted wash hand basin with mixer tap, low level WC with concealed cistern, panelled bath with mixer tap, shower attachment over and glazed shower screen, mirrored wall cabinet with built in sensor lighting, ceramic tiled floor, obscure double glazed window and towel warmer.

OUTSIDE

INTEGRAL CARPORT

The apartment benefits from its own private parking space for one vehicle within an integral carport.

TENURE

We are advised that the property is of Leasehold tenure for a period of 125 years from 1st January 2007.

MAINTENANCE

Ground rent is payable of £250 per annum along with a service charge of

Features

Contemporary Top Floor Apartment

Immaculately Presented

Open Plan Reception Room

Double Bedroom

Well Fitted Bathroom

Allocated Undercover Parking

Balcony

Convenient Location

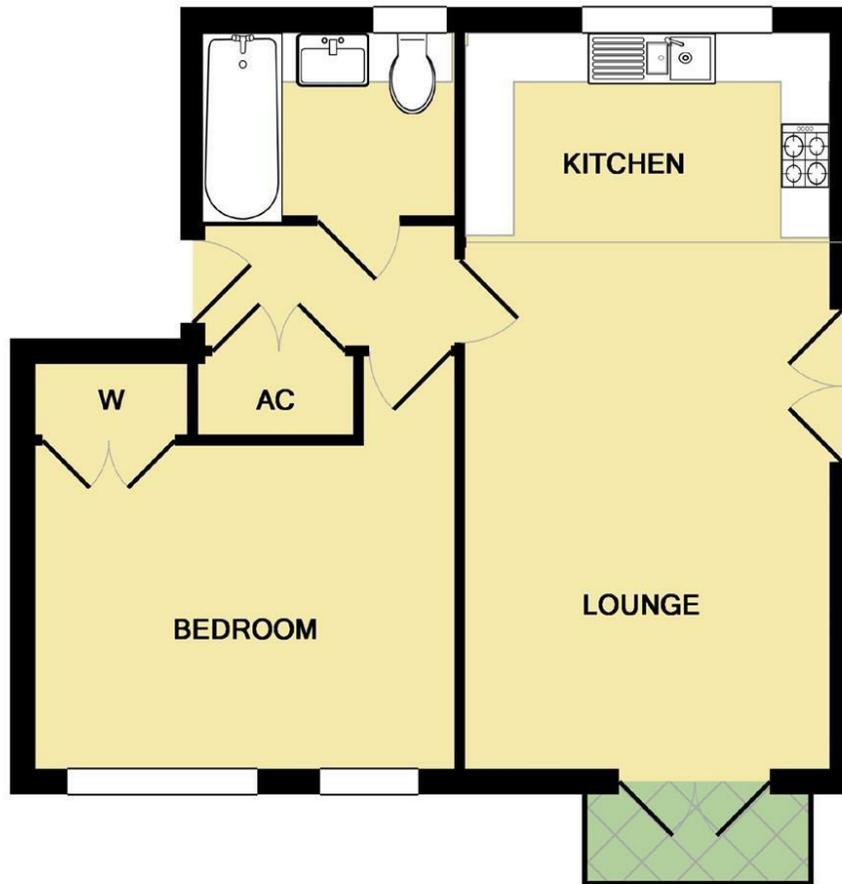
Fabulous Views

No Onward Chain





Floorplan



General Information

Tenure

Leasehold

Fixtures & Fittings

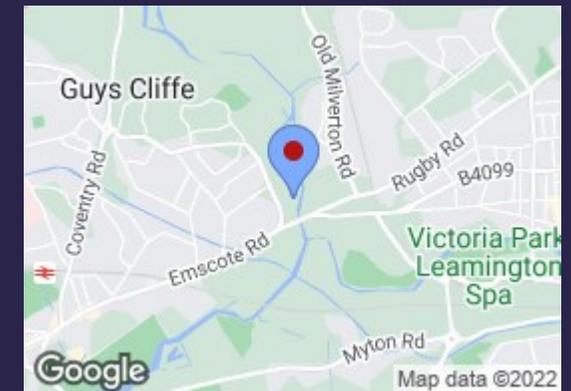
Specifically excluded unless mentioned in these sales particulars.

Services

Mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band A - Warwick District Council



Contact us

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Visit us

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	