



2 Andrews Close

Warwick **CV34 5GF**

Guide Price £260,000

2 Andrews Close

At Portobello Riverside you are tucked quietly away at the heart of it all. Set by the River Avon, this prestigious development is located between Royal Leamington Spa and Warwick, allowing easy access to both, as well as being close to major transport links.

This immaculate coach house is set within a cul-de-sac. The property has been lovingly maintained by the current owner and briefly comprises of a private entrance, good sized light and airy lounge/dining room, kitchen, two bedrooms with the master having an en suite, family bathroom, one parking space and a garage.

Call us today for more information or to book in an internal viewing.

LOCATION

Andrews Close is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated 'outstanding' and is only a short walk away, as well as Myton School Ofsted rated 'good'.

The location is perfect for national commuters and is only a short drive to the A46, M40 and Warwick Parkway railway station, for frequent visitors to London.

The property is within a short 5 minute drive or 25 minute walk of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of high street and independent shops, as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events. The property is also ideal for easy access into Leamington Spa and all of its shops and amenities.

ENTRANCE

Private entrance with stairs rising to the first floor leading to the welcoming entrance hallway, comprising a storage cupboard, an additional cupboard housing the heating system. There is also an electric radiator, loft access, a double glazed window to rear elevation and doors off to the lounge/diner, both bedrooms and the family bathroom.

LOUNGE / DINER

6.00m x 3.76m (19'8" x 12'4")

A light and airy room which has the benefit of double glazed windows to the side and front elevation, space for lounge / dining room furniture and a electric radiator.

KITCHEN

3.29m x 1.78m (10'9" x 5'10")

Comprising of worktop surface, cupboards, sink unit, a double glazed window to the rear elevation and part tiled walls. The kitchen also benefits from SMEG built-in appliances such as a four ring induction hob, oven unit, extractor fan, dishwasher, washing machine / dryer and a fridge freezer.

BEDROOM ONE

3.82m x 3.10m (12'6" x 10'2")

A great sized master bedroom which has an electric radiator, a double glazed window to the front elevation and space for bedroom furniture.

EN SUITE

1.99m x 1.71m (6'6" x 5'7")

Having a low level W/C, sink unit, shower, heated towel rail, tiled flooring, part tiled walls, extractor fan, shaving point and a double glazed frosted window to the rear elevation.

BEDROOM TWO

3.09m x 2.46m (10'1" x 8'0")

Having a double glazed window to the front elevation, electric radiator and space for bedroom furniture.

Features

Two Double Bedroomed Coach House

Garage & Allocated Parking

Kitchen With Integrated Appliances

Master Bedroom With An En Suite Shower Room

Excellent Transport Links

Ideally Located Between Warwick & Leamington Spa

First Floor

Communal Gardens

Well Presented Throughout

Ideal First Time Purchase

FAMILY BATHROOM

2.10m x 1.93m (6'10" x 6'3")

Fitted with a modern, white, three piece suite, comprising a wash hand basin, bath with mixer taps and shower over, low level WC, tiled walls, tiled flooring, chrome heated towel rail, a shaver point, an extractor fan and a double glazed frosted window to the rear elevation.

GARAGE

5.72m x 2.52m (18'9" x 8'3")

The garage is a great space for storage. Having an up and over door.

PARKING

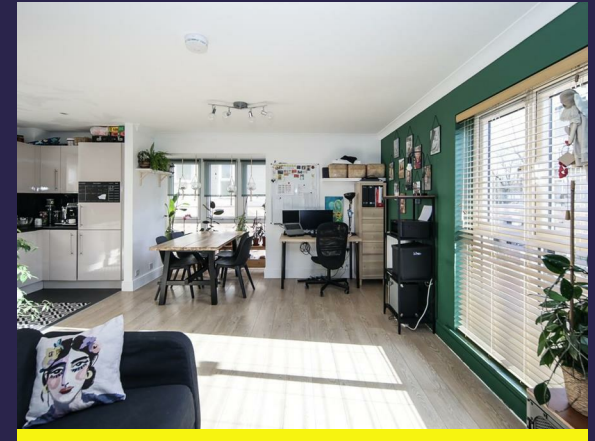
There is one allocated parking space situated at the front of the garage.

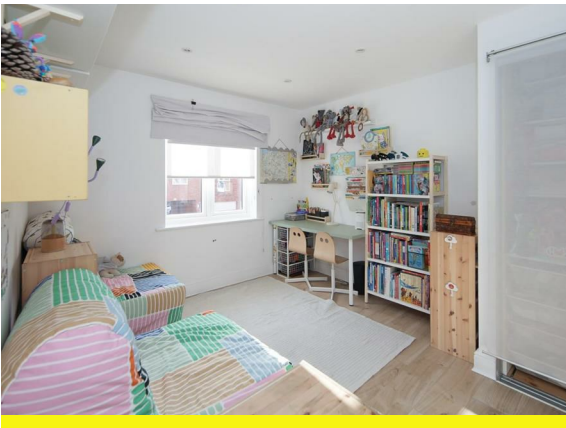
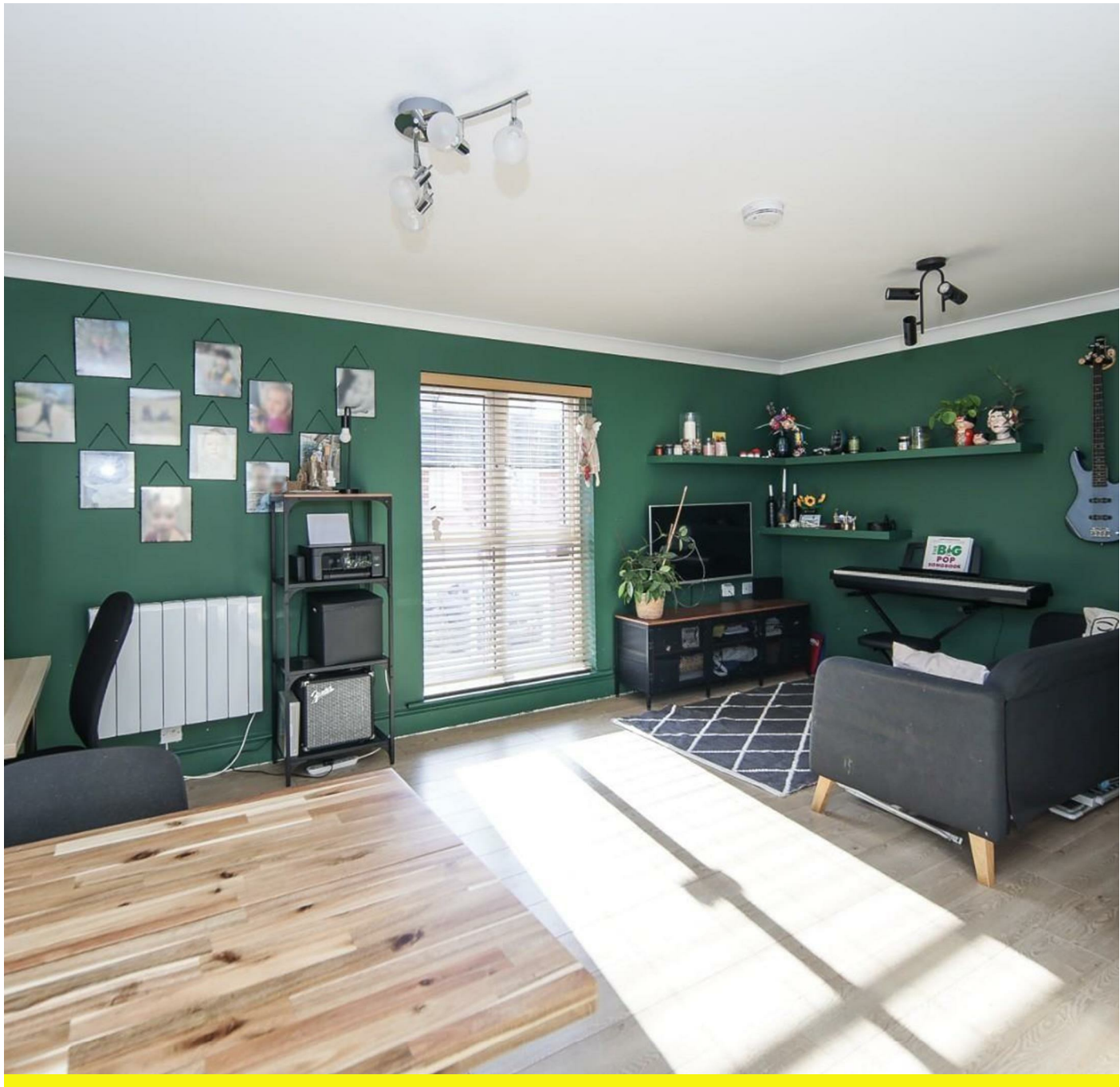
TENURE

The property is leasehold with a lease length of 125 years from 06/10/2017. There is an annual £250 ground rent charge. There is an annual general estate management charge of £143.78 (to cover the green area). The current service charge is approx. £551.33 per annum which includes building and car park maintenance (this works out around £45.94 per month). This information has been provided by the current vendors and no evidence has been seen by the selling agent so it is the buyers responsibility to check this with their chosen solicitors.

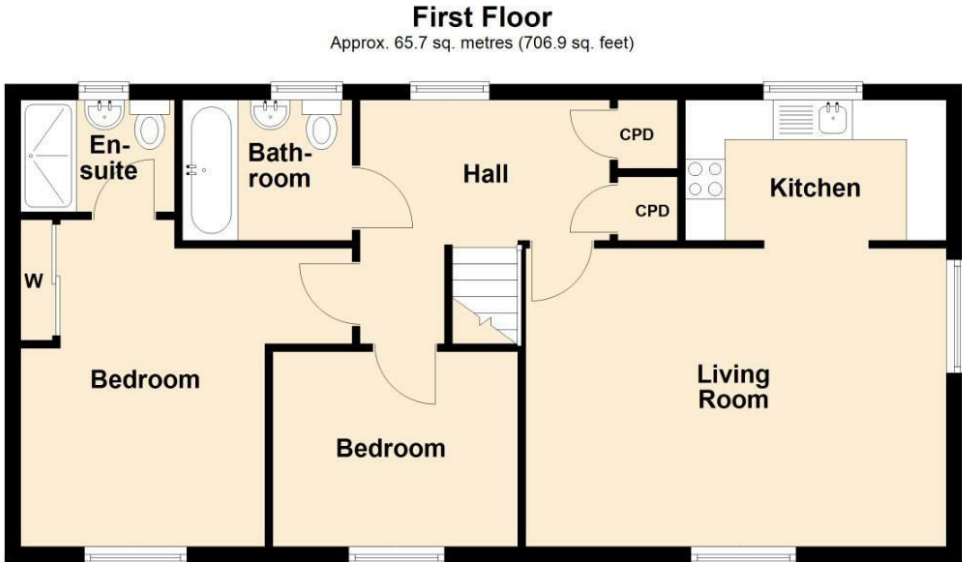
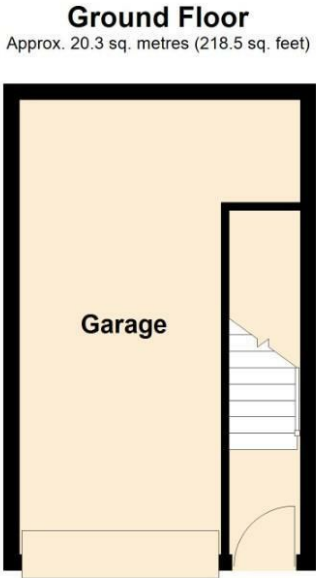
DIRECTIONS

Postcode for sat-nav - CV34 5GF.
what3words - waving.itself.played





Floorplan



Total area: approx. 86.0 sq. metres (925.4 sq. feet)

General Information

Tenure
Leasehold

Fixtures & Fittings

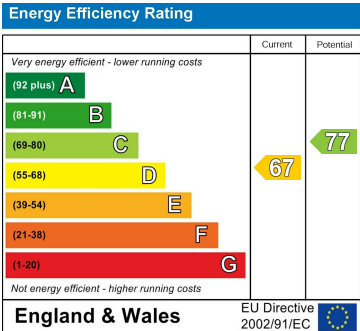
Services

We understand that 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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



Contact us

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