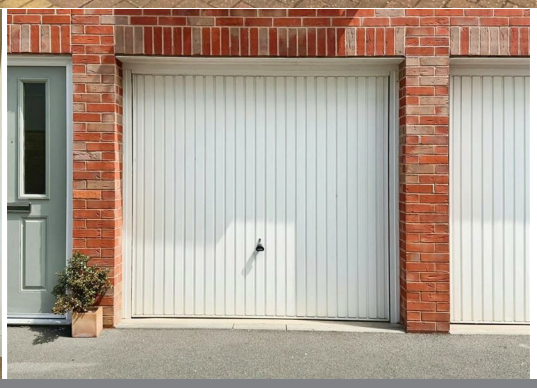








ANDREWS CLOSE, PORTOBELLO RIVERSIDE

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FOR SALE











A very well-presented two-bedroom second-floor apartment with a balcony enjoying delightful views over the neighbouring allotments and mature trees along the River Avon. Situated on the popular Portobello Riverside development, this attractive home is set within a wonderfully green environment between Leamington Spa and Warwick, making it ideally positioned for parks, both train stations, and the vibrant amenities of both towns. The property is accessed via a secure communal entrance with stairs and a lift to the second floor. The accommodation comprises an entrance hall, spacious lounge/diner, fitted kitchen, two bedrooms, an en-suite shower room, and a family bathroom. Further benefits include no onward chain, an en-bloc garage, and two allocated side-by-side parking spaces within the courtyard.

Property Details...

Communal Entrance
A glazed entrance door with secure intercom entry leads into the communal hallway, with both stairs and a lift providing access to the second floor.

Hallway
A fire door leads into the entrance hallway, which has timber-effect laminate flooring, an intercom system, an electric wall heater, and doors leading to the lounge/diner, two bedrooms and the bathroom. There is also a cupboard housing the hot water tank, together with a useful cloak storage cupboard with a hanging rail, shelving, and the electric consumer unit.

Lounge Diner
With timber-effect laminate flooring, two wall-mounted electric heaters, three ceiling light points, a uPVC double glazed window, and uPVC double glazed sliding doors leading onto the balcony. A large opening leads through to the kitchen.

Balcony
With a glass balustrade and composite decking, enjoying attractive views over the neighbouring allotments and the mature trees lining the River Avon.

Kitchen
Fitted with a contemporary grey gloss kitchen incorporating a Smeg double oven, four-ring electric hob with stainless steel splashback and extractor hood over. There is an integrated fridge freezer, integrated Smeg dishwasher, and integrated Smeg washing machine. Black worktops incorporate a one-and-a-half bowl stainless steel sink with mixer tap and drainer. There is under-cabinet lighting, ceiling downlights, and tiled flooring.

Bedroom One
A double bedroom with mirrored fitted wardrobes, an electric wall-mounted heater, ceiling downlights, a uPVC double glazed window, and a door leading to the en-suite.

En-Suite
A stylish fully tiled en-suite comprising a glazed sliding-door shower enclosure with a mains-fed shower. There is a floating wash hand basin with a chrome mixer tap, a concealed cistern WC with a chrome wall-mounted flush button, fitted mirror, electric shaver point, ceiling downlights, extractor fan, and a uPVC double glazed window.

Bedroom Two
With a uPVC double glazed window and an electric wall-mounted heater.

Bathroom
A stylish fully tiled bathroom fitted with a white bath featuring a glass shower screen, mixer tap, and handheld shower attachment. There is a floating wash hand basin with a chrome mixer tap, a concealed cistern WC with a chrome



wall-mounted flush button, a useful display shelf, fitted mirror, electric shaver point, chrome electric towel radiator, ceiling downlights, and an extractor fan.

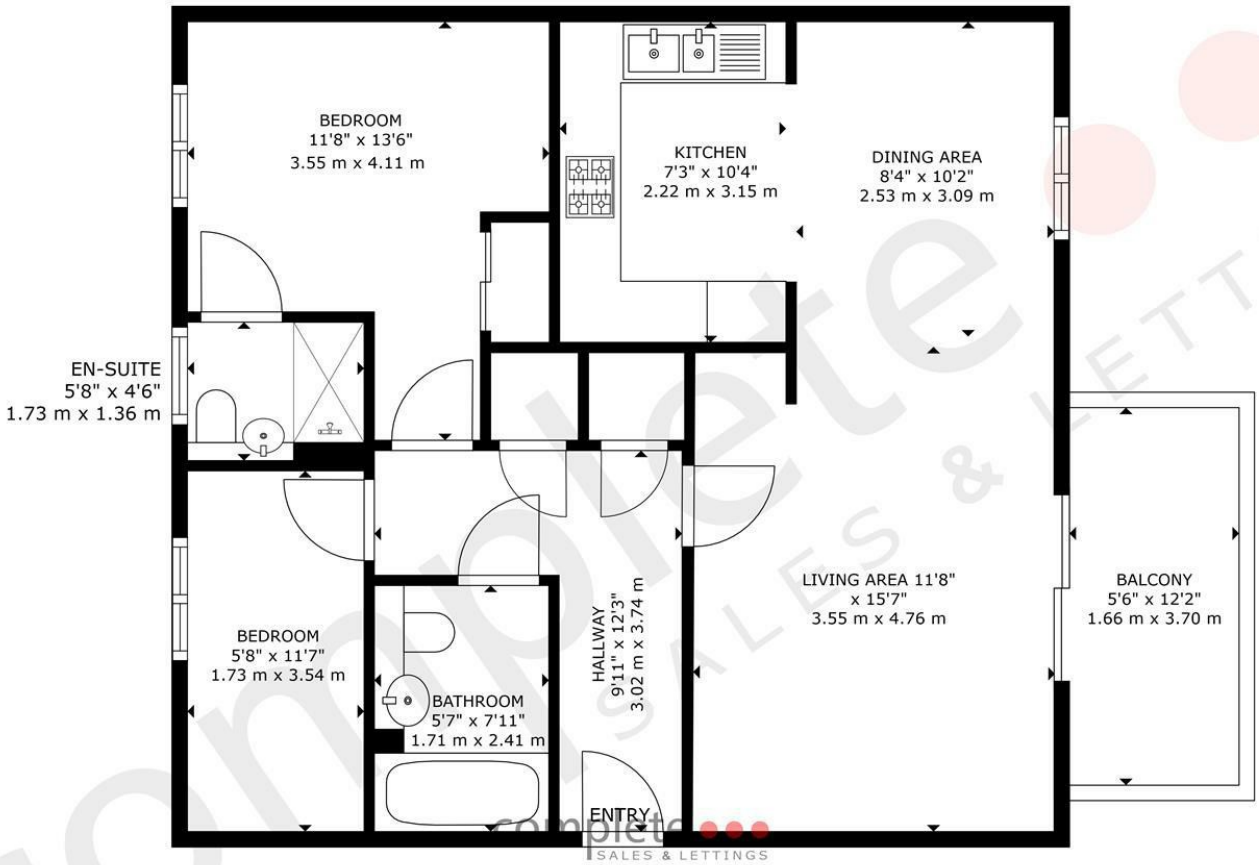
Garage
En-bloc garage with an up-and-over door.

Parking
Two allocated side-by-side parking spaces.

Location
Andrews Close offers an unbeatable location nestled between the historic towns of Leamington Spa and Warwick, home to the renowned Warwick Castle. Both Leamington Spa and Warwick are vibrant market towns which offer an excellent selection of high street and independent shops, amenities, coffee shops, pubs, restaurants, gyms and more, all within walking distance of the property. Victoria Park, in Leamington Spa and St Nicholas Park, in Warwick, are also just a short walk away. The area is perfect for families, with Emscote Infant School rated Outstanding by Ofsted and Myton School, rated Good, both within easy walking distance. For national commuters, the apartment is a short drive to the A46 and M40 and a short drive to Leamington Spa and Warwick train stations, both with frequent, direct trains to London Marylebone and Birmingham. There are nice walks along the River Avon up to The Saxon Mill, which is a great gastro pub with a weir set on the river. Also close to the River Leam and the Grand Union Canal- providing more wonderful walks.







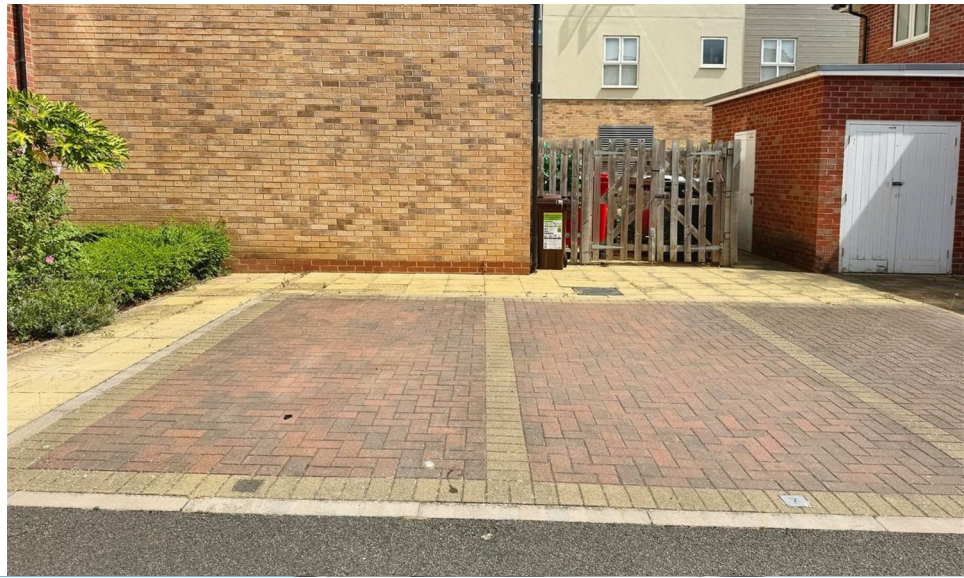
GROSS INTERNAL AREA
FLOOR PLAN: 726 sq. ft, 67 m²
EXCLUDED AREA: BALCONY: 66 sq. ft, 6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY



The Leamington Property Expert

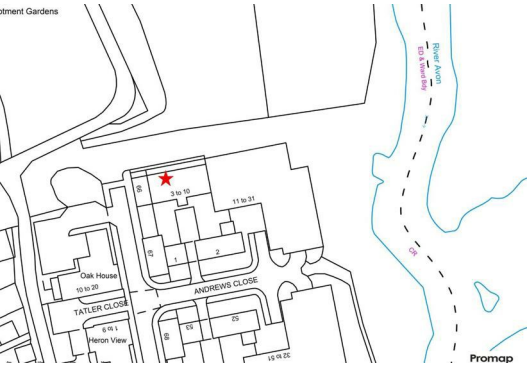




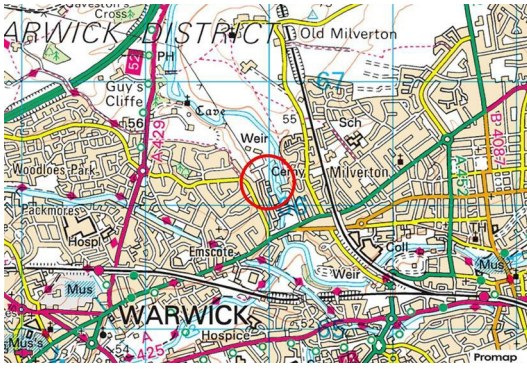




- Stylish 2nd Floor Apartment
- Lounge Diner
- Fully Tiled En-Suite
- Two Parking Spaces
- En-Bloc Garage
- Two Bedrooms
- Fitted Kitchen
- Fully Tiled Bathroom
- Communal Lift & Stairs
- No Chain

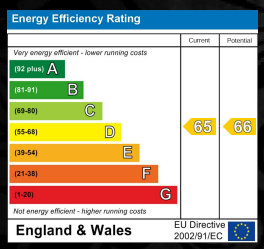






ANDREWS CLOSE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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