



**ehB**  
RESIDENTIAL

Your Property - Our Business

6, Tatler Close, Warwick

Price Guide  
£187,500





This modern, top-floor one-bedroom apartment is located in the sought-after Portobello Riverside, conveniently situated between Leamington and Warwick. The accommodation briefly includes: secure communal entrance, communal lift or stairs as an alternative, 'L'-shaped entrance hall, living room with Juliet balcony, modern fitted kitchen, double bedroom with built-in wardrobes, modern bathroom, and two allocated parking spaces. Energy rating D. NO UPWARD CHAIN

#### Location

Accessible via a bridge spanning the River Avon, this top-floor apartment is part of the Waterfront development, which features a range of modern apartments and townhouses. Tatler Close is ideally located for both

Warwick and Leamington town centres and is within easy reach of local shops and amenities, including a short walk to the Tesco superstore situated off Enscombe Road. Easy access is provided to the A46 and junction 15 of the M40, along with Warwick Parkway rail station, offering superb commuter links

#### Communal Entrance

Having a secure entry system with access to the communal entrance hall, featuring a lift and stairs to all floors. Apartment 6 is located on the top floor.

#### Approach

Through a solid entrance door with a spy hole into:

#### L Shaped Entrance Hall

Wall-mounted Dimplex electric panel heater, coving to the

ceiling, wood-effect floor, wall-mounted entryphone system, built-in Airing Cupboard housing the Heatrae Sadia hot water cylinder, adjacent Cloaks/Storage Cupboard, double-glazed window and doors to:

#### Living Room

14'11" x 12'0" (4.56m x 3.68m)

Wood effect floor, wall-mounted Dimplex electric panel heater, coving to ceiling, two ceiling light points. Double glazed inward opening door with a Juliet glazed balcony with a full height window to the side. Opening to:

#### Breakfast Kitchen

Range of matching gloss fronted base and eye level units, complementary worktops and upturns with inset single drainer sink unit with mixer tap and rinse bowl. Built-in





Smeg electric oven and ceramic hob with extractor unit over, integrated slim-line dishwasher. Smeg washer/dryer and fridge/freezer. Downlighters, tiled floor, and two double-glazed windows enjoying southerly aspects, enjoying plenty of natural light.

#### Double Bedroom

11'3" x 10'5" (3.43m x 3.20m)

Built-in mirror fronted sliding door wardrobes, wall mounted Dimplex electric panel heater, downlighters and two double glazed windows.

#### Bathroom

White suite comprising bath with mixer tap and shower attachment, glazed shower screen, wall-mounted wash basin, and WC with a concealed cistern. Fully tiled walls

and matching floor, downlighters, extractor fan and a chrome heated towel rail.

#### Outside

The flat has the benefit of two designated parking spaces and is just a short walk from the River Aon and some lovely riverside walks.

#### Tenure

The property is Leasehold with vacant possession upon completion of the purchase. The leasehold is for 125 years, commencing on January 1, 2016. Service Charge is approximately £2,400 PA, and the current Ground Rent is £250 PA. This is for information purposes only and must be verified by a Solicitor.

#### Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "B" - Warwick District Council

#### Postcode

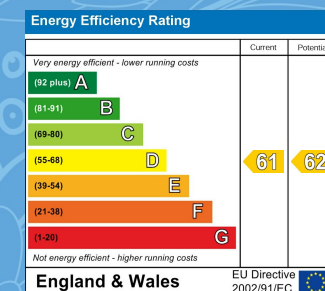
CV34 5GE

Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com



Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN



**IMPORTANT NOTICE** ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.