



PCM  
**£1,495 PCM**  
**Kingfisher Close**  
Warwick, CV34 5GD



## PROPERTY SUMMARY

A Beautifully presented, first floor apartment to rent in a popular modern, Riverside development, a short walk from the town centre. The apartment overlooks the River Avon and benefits from Secure allocated parking and a large outdoor terrace. The spacious apartment comprises an open planned living room & Fitted Kitchen, two double bedrooms, the master having an Ensuite Shower room, and there is a separate bathroom. Secure entry system to the block and communal lift. Offered Furnished and Available Now.

2



2



1



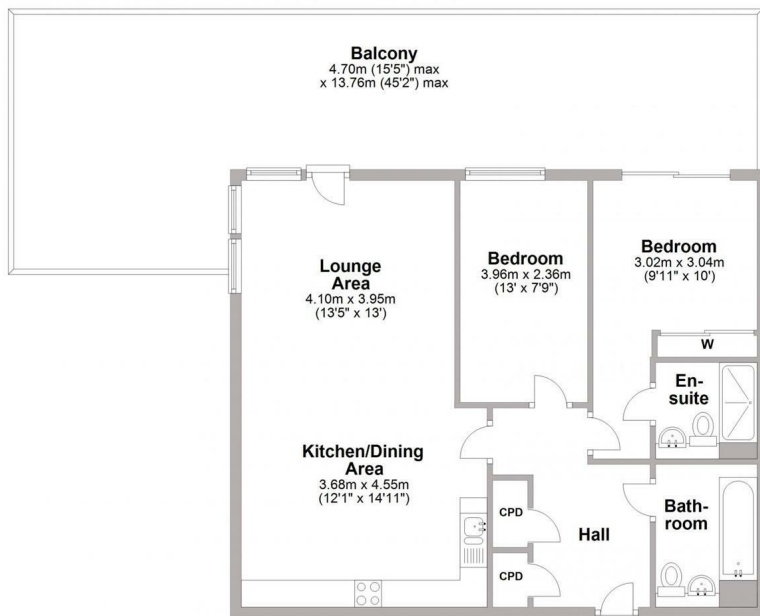






### First Floor

Approx. 75.5 sq. metres (812.2 sq. feet)



Total area: approx. 75.5 sq. metres (812.2 sq. feet)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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