



Connells

Kempton Drive
Warwick



Property Description

The property itself has been beautifully maintained by the current owner and briefly comprises; well-maintained communal entrance, welcoming entrance hallway, spacious living/ kitchen/dining area benefitting from ample natural light, two double bedrooms, with en-suite to master bedroom as well as the family bathroom. Externally there is one allocated parking space with visitor parking available!

Kempton Drive 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 as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line 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 & 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.

Communal Entrance

Well-maintained communal entrance with stairs and a lift to all floors.

Entrance Hallway

Welcoming entrance hallway comprising a storage cupboard, an electric radiator, laminate flooring, a double glazed window to side elevation a doors to the open plan lounge/kitchen/dining room, both bedrooms and the main family bathroom

Lounge Area

21' 3" x 12' 7" (6.48m x 3.84m)

Light and airy dual aspect lounge area comprising laminate flooring, an electric radiator and two double glazed windows to side elevation.

Kitchen Area

5' 8" x 9' 5" (1.73m x 2.87m)

Modern and immaculate kitchen, fitted with wall and base units with complimentary work surfaces over, incorporating a stainless steel sink and drainer unit. There are integrated appliances to include; an electric oven, electric hob with cooker hood over, a washing machine, dishwasher and a fridge/freezer. Comprising ceiling spotlights, tiled flooring and a double glazed window to side elevation.

Bedroom One

11' 9" x 10' 5" (3.58m x 3.17m)

The master bedroom benefits from fitted wardrobes, an electric radiator, a double glazed window to side elevation and a door to;

Ensuite

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, a shower unit, low level WC, partly tiled walls, tiled flooring, a shaver point, heated towel rail and an extractor fan.

Bedroom Two

15' 2" max x 10' 2" max (4.62m max x 3.10m max)

Double bedroom, a radiator and a double glazed window to side elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level WC, partly tiled walls, tiled flooring, a heated towel rail, an extractor fan and ceiling spotlights.

Outside

One allocated parking space situated to the rear of the building, with visitor parking also available.

Vendors Notes

The property is leasehold with a lease length of 125 years from 1st January 2007.

Approx. - Ground rent charge of £250.00 per annum

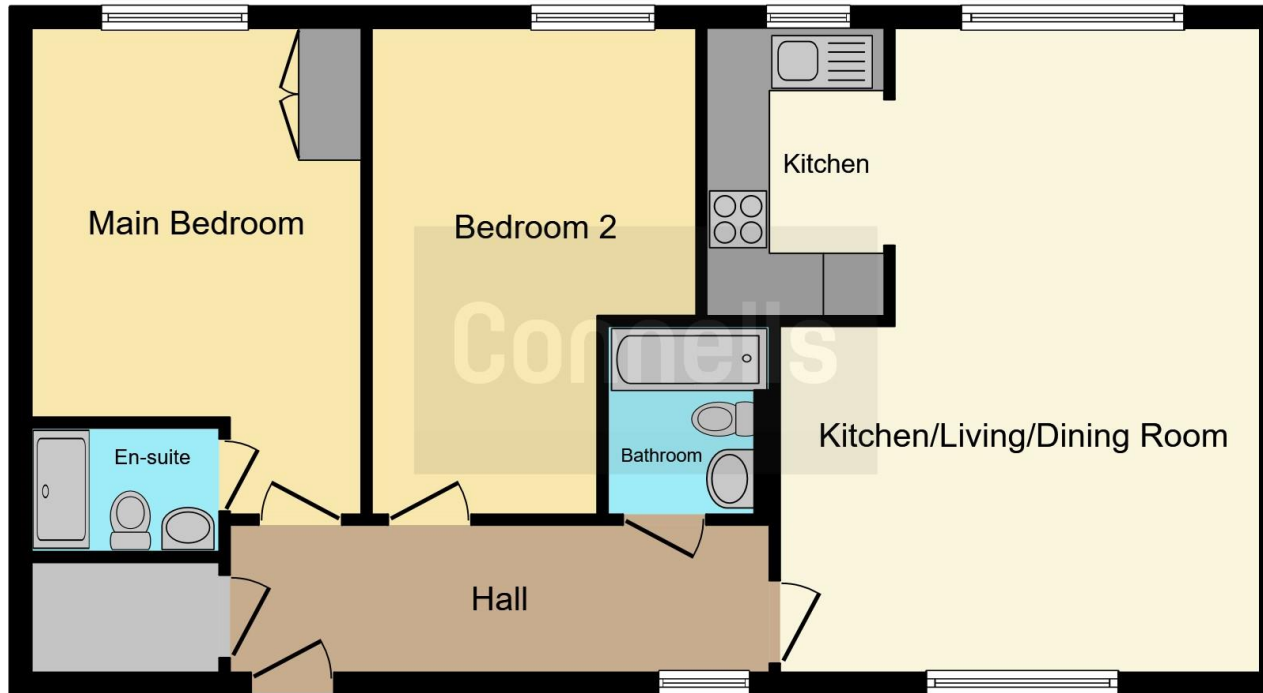
Approx. - Service charge £2170 per annum

These charges are subject to management costs / increases per annum.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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14 High Street
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR106646

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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