



Connells

St. Peters Road
Kineton Warwick



Property Description

An ideal spacious second floor apartment with TWO DOUBLE bedrooms and located on a QUIET road in the VILLAGE of Kineton. Benefiting an entrance hall, lounge, kitchen, two bedrooms and wet room. Having a brick built outbuilding and access to a communal garden! CONTACT US NOW TO ARRANGE YOUR VIEWING!

Introduction

The well established and lively village of Kineton is situated on the M40 corridor conveniently located for junction 12 at Gaydon, some four miles from the well established village of Wellesbourne, which lies five miles to the east of historic Stratford upon Avon and some six miles to the south of the County Town of Warwick. Main line stations can be found in Banbury, Warwick Parkway and Leamington Spa.

The village offers a good range of amenities including Junior and Senior schools and play group, Post Office and a good variety of local specialist shops including Opticians, Butchers, Hairdressers, Newsagents, Florist/garden shop, Coffee shop and a small Supermarket in addition there are two Inns, Doctors Surgeries, Vet, Churches, a Village Hall and a thriving Sports and Social Club.

Communal Entrance

Access to the property through a communal entrance.

Entrance Hall

Having wood effect laminate flooring, and storage cupboard housing hot water boiler.

Lounge

18' 7" x 10' 3" (5.66m x 3.12m)
Dual aspect room having double glazed windows to the front and side elevations,

storage heater, telephone and television point.

Kitchen

7' 7" x 18' 9" (2.31m x 5.71m)
Fitted kitchen with a range of wall and base units with work surfaces over, one and a half sink and drainer unit, oven, tiling to splashback, radiator, plumbing for washing machine and dryer, space for fridge/freezer and a two double glazed windows to the front elevation.

Bedroom One

13' 9" x 9' 3" (3.96m x 2.82m)
A spacious double bedroom featuring a double glazed window to the side elevation, storage heater and carpet flooring.

Bedroom Two

8' 5" x 14' 5" (2.57m x 4.39m)
A spacious double bedroom featuring a double glazed window to the side elevation, storage heater and carpet flooring.

Wet Room

Having wash hand basin, WC, radiator, window to the side elevation, full tiling, and shower cubicle.

Outside

Access to a brick built outbuilding.

Garden

Access to a communal garden.

Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov.uk/council/bandings.cfm

Viewings

Strictly by prior appointment via the selling agent.





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

T 01789 841535

E wellesbourne@connells.co.uk

Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: D

view this property online connells.co.uk/Property/WBE103034

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Aug 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBE103034 - 0006