

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS

Arlidge Crescent  
Kenilworth, CV8 2NS

**Guide Price £125,000**





# Arlidge Crescent

## Kenilworth, CV8 2NS

\*\*\*STUDIO APARTMENT WITH NO ONWARD CHAIN - LONG LEASE\*\*\* Located in the town of Kenilworth, this property is ideal for a first time buyer or investor.

Comprising of; secured communal entrance leading to the apartment door. As you enter, you will find an open hall way with storage leading to the bathroom with a fully fitted suite and large storage cupboard. To the open living / bedroom area with ample storage space. Leading to the fully equipped kitchen.

Benefiting from; car parking spaces. Communal gardens. Easy access to the M40. Walking distance to Kenilworth town centre. Public transport is easily accessible from the property.

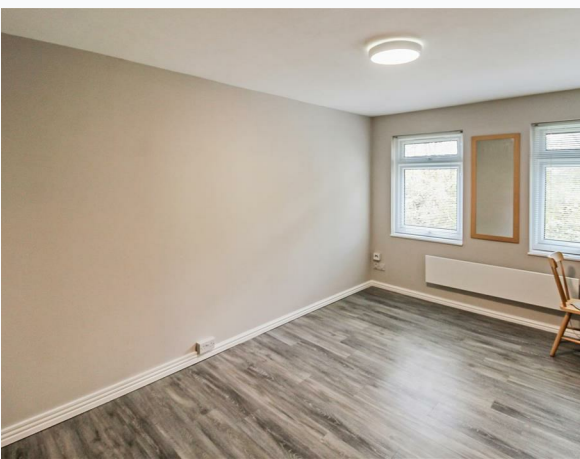
We anticipate this property would achieve around £575 per calendar month for rent.

Local shopping, schooling and amenities on Leyes Lane 0.3 miles away. Convenient for access to the A46. Call us today for more information or to arrange a viewing.

We have been informed that there are 153 years remaining on the lease. The ground rent and service charge is £71.32 per month. This information should be checked by the buyers solicitors and we have not seen evidence of this information so hold no liability.

EPC Rating: D.

If you're looking to sell your property please contact us here for a FREE Market Appraisal <https://valuation.loveitts.co.uk/home/835-loveitts>







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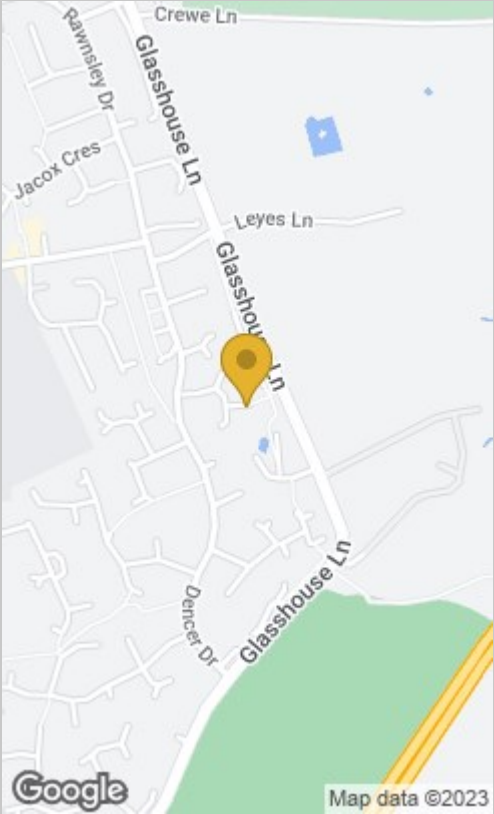
**Trustpilot**

- No Onward Chain
- Living Room Studio
- Ideal First Time Buy Or Investment
- Cul-De-Sac Location
- Fitted Bathroom
- Fitted Kitchen
- Quality Studio Apartment
- EPC Rating D

Floor Plan



Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Leamington Spa  
16 Denby Buildings, Regent Grove,  
Leamington Spa CV32 4NY  
01926 429268

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