



## Walkers Way, Kenilworth

Offers Over £180,000

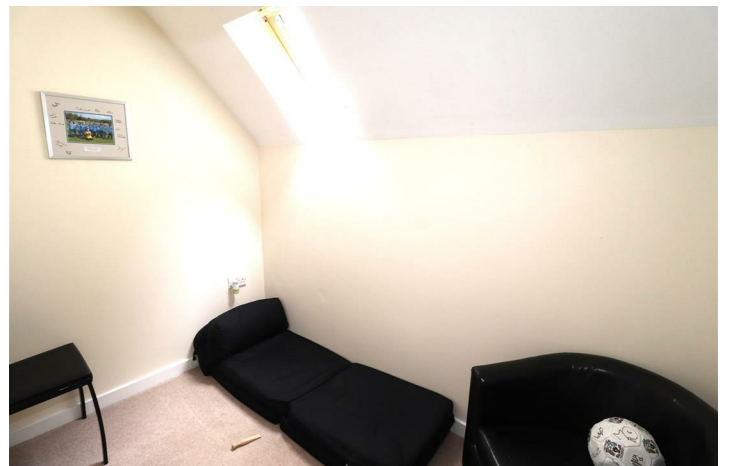
- Two Bedroom First Floor Apartment
- Lounge/Dining Room
- Double And Single Bedroom
- Three Piece Bathroom With Shower
- Electric Heating And Double Glazing
- Safe Gated Development Close To The Town Centre
- Energy Rating C - 74
- Fitted Kitchen
- Allocated Parking
- Warwick District Council Tax Band B

# Walkers Way, Kenilworth CV8 1RG

A purpose built first floor safe and secure quality apartment with double glazing throughout and electric heating, within walking distance of the town centre with its full range of facilities and amenities. It is entered through electric gates to a courtyard parking area with a designated space and secure communal entry door to carpeted hallways to first floor landing, private front door to reception hall, attractive through lounge/dining room with dual aspect, two bedrooms, fitted kitchen with new oven and a three-piece bathroom with shower. The apartment is available with no onward chain, and would make an ideal first time buy or downsize.



Council Tax Band: B



## Entrance

The property is approached through electric remote controlled and secure entry gates to tarmacadam courtyard with designated car parking space and additional visitor parking. Front door with entry system and door release leading into attractively carpeted communal hallway with delivery cupboard and stairs to first floor landing and private front door to apartment 15.

## Reception Hall

With inset matting, wood laminate flooring, built in cupboard, entry door receiver and door release, insulated roof space, electric storage heater, smoke alarm, telephone point, wall mounted high level electric isolation units, door to

## Lounge/Dining Room

19'2" x 10'9"

With windows to front courtyard and rear wooded coppice, living area with electric storage, t.v point, ceiling light, opening to the dining area with space for table, electric storage heater, ceiling light.

## Kitchen

8'0" x 7'10"

Comprehensive fitted with a range of fitted base and wall units, rounded edge work surfaces, vinyl flooring, space for tall fridge/freezer, new integrated four ring electric hob with double electric fan oven and grill, illuminated cooker filter above, single drainer stainless steel sink with chrome mixer tap, kickboard electric fan heater, double glazed window overlooking wooded coppice, space and plumbing for washing machine.

## Bedroom One

16'5" x 8'10"

With double glazed window overlooking the courtyard, electric storage heater, ceiling light. Built in double wardrobe with hanging and shelf over.

## Bedroom Two

8'9" x 6'2"

With Velux roof lights to rear, electric panel heater, ceiling light.

## Bathroom

With a modern white suite that comprises a panelled bath with shower screen and Triton electric shower, pedestal wash hand basin and a low level w.c. Complimentary ceramic tiling to splashbacks, Silver crest digital convection heater, Velux skylight window, vinyl floor, large wall mounted mirror, extractor fan,

door to the airing cupboard housing the lagged copper cylinder, immersion heater and new water meter.

## Outside

There is a designated car parking space allocated to apartment 15, with additional visitor parking space. There is communal bin store for refuse.

## Tenure

The property is leasehold and held on a 125 year lease from 2001.

The management company is First Port Property Services,

Annual ground rent of £150,

Annual maintenance charge £2,700.

## Services

All mains services are connected.

### Mobile Coverage

EE

Vodafone

Three

O2

### Broadband

Basic

17 Mbps

Superfast

118 Mbps

### Satellite / Fibre TV Availability

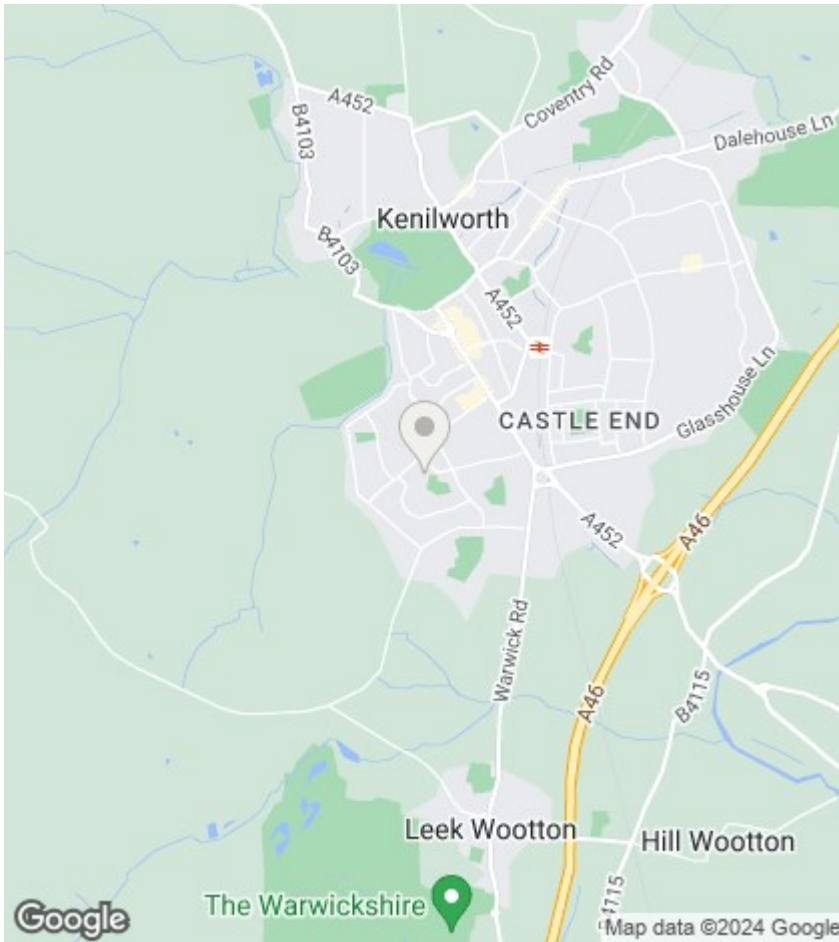
BT

Sky

Virgin

## Fixtures & fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



## Viewings

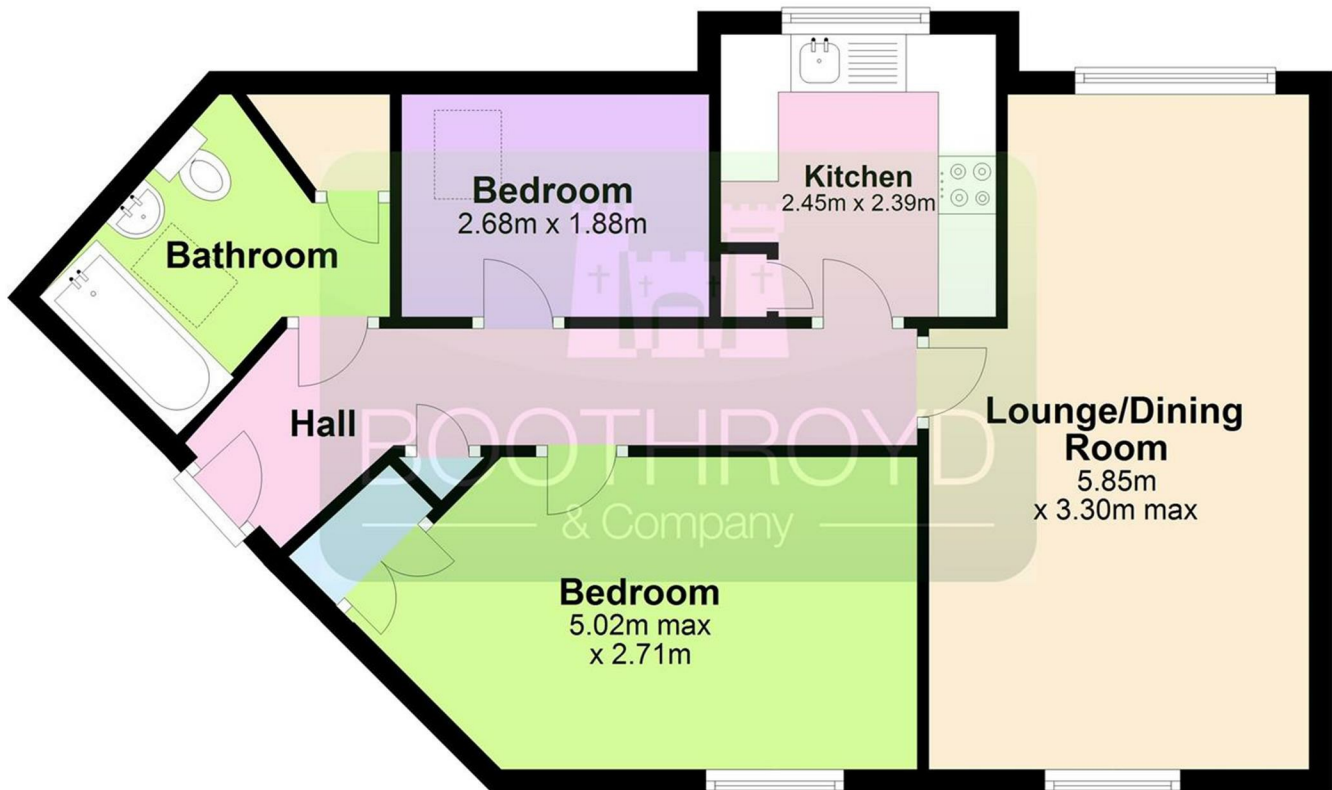
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

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>		74	78
(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	

## First Floor Flat

Approx. 56.1 sq. metres



Total area: approx. 56.1 sq. metres