



Barford Mews, Kenilworth, CV8 2AZ

Offers In The Region Of £332,475

- Two Bedroom Apartment Conversion With Extended Lease Upon Completion
- Dining Room With Gallery
- Fitted Kitchen With Appliances
- Private Rear Garden
- Quiet Residential Cul-De-Sac Off Windy Arbour
- New Roof 2018 And Large Impressive Lounge
- Energy Rating D - 55
- Two Bedrooms And Bathroom
- Garage And Parking With Around 1,000Sq Metres Of Living Accommodation
- Warwick District Council Tax Band D

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A superbly presented and characterful first floor mews apartment, with its own self contained access and having the benefit of a private rear garden, garage, parking, gas central heating, double glazing and a new roof in 2018 with around 1,000 square metres of living space the property is offered for sale with no onward chain. The vendors will look to extend the lease up to 995 years upon completion. The well presented and quality accommodation has a modern kitchen with integrated appliances, attractive refitted shower room, master bedroom with built-in wardrobes, second bedroom, large living room with feature beams and brick fireplace, full height dining room with cathedral ceiling and with galleried study/mezzanine. This outstanding property requires internal inspection situated in a quiet residential location in the Windy Arbour of Kenilworth. It is truly a unique opportunity and accommodation of this character and nature is rarely available. Internal viewing is strongly recommended.



Council Tax Band: D



Entrance

Attractive pathway with box hedging and front gardens to a personal upvc front door with open porch and quarry tiled step to Entrance Door No 2: with stairs leading to the first floor. Honeywell temperature control clock for the central heating, concealed gas meter.

Lounge

20'8" x 19'10"

With LED ceiling downlights feature central light, tv point, under eaves storage cupboards, dimmer switch, exposed beams and timbers, two Velux skylights to rear and a framed double glazed upvc dormer window to front. Attractive feature brick arch fireplace with fitted electric stove, radiator, door to:

Dining Room

12'8" x 8'7"

Staircase leading to the mezzanine deck area, radiator, Karndean flooring, wooden framed double glazed window to front, feature vaulted ceiling with original beams and up lighting, feature drop down ceiling light.

Mezzanine

9'4" x 8'2"

Ideal study/office and occasional bedroom with Velux to rear, spot lights.

Kitchen

6'1" x 8'3"

Comprehensively fitted with a range of matching wood grain fronted base and wall units with marble effect rounded edge work surfaces. Single drainer stainless steel sink unit with mixer tap over and corner cupboard under. Indesit slimline dishwasher. Four ring Ceramic hob with Stoves, double oven under and stainless steel extractor hood, integrated fridge/freezer adjacent. Cupboard housing the Bosch washing machine, Karndean flooring, wooden framed double glazed window to side.

Shower Room

Refitted with a three piece white suite with large walk in shower enclosure with fitted glazed screen, mains fed shower with twin chrome shower heads, ceramic tiles to walls. Heated chrome towel rail, low level encased w.c., vanity wash hand basin with waterfall chrome mixer tap and draws below, wooden framed double glazed window to side, extractor fan, ceiling light, wall cupboard and mirrored vanity cabinet.

Bedroom One

15'11" x 9'9"

With a range of built in wardrobes with mirrors, eaves storage cupboard and radiator. Replacement double glazed windows to front and side.

Bedroom Two

9'6" x 6'8"

With radiator, built in double wardrobe with twin hanging and shelving, wooden framed double glazed window to front, extractor, ceiling light, access to insulated and boarded loft space with retractable ladder, wall mounted electric isolation unit.

Garden

Enclosed by perimeter fencing and screening hedging stocked and attractively laid out with a variety of mature plants and shrubs with rear patio sitting area.

Garage En Bloc

Garage en bloc with metal up and over door to front, power and light connected.

Tenure

The property is leasehold

Lease Term - extended lease to 995 years upon completion

Lease Term Remaining - 82 years.

The vendor is looking into extended the lease upon completion.

Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

49 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Fixtures And 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) A			
(81-91) B			
(69-80) C			71
(55-68) D	55		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

First Floor

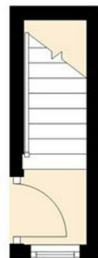
Approx. 87.3 sq. metres



BOOTHROYD & Company

Ground Floor

Approx. 2.9 sq. metres



Second Floor

Approx. 7.2 sq. metres



Total area: approx. 97.3 sq. metres