



St. Marys Court, Kenilworth

Asking Price £395,000

- Kenilworth Town Centre Gated Development
- Four Bedrooms/Two Bathrooms
- Attractive Rear Courtyard Garden
- Garage En Bloc With Parking
- Offered With No Onward Chain
- Dining Kitchen With Appliances
- EPC Rating C - 78
- Double Glazing And Gas Central Heating
- Three Storey Mews House
- Warwick District Council Tax Band E

St Marys Court, Kenilworth CV8 1JH

A three storey mews house situated within this town centre gated development. Offered with no onward chain the property boasts the usual creature comforts with double glazing and gas central heating. The accommodation comprises a vestibule hallway, front lounge and open plan fitted kitchen and dining room. The inner hallway has a cloakroom and stairs to the first floor with three bedrooms and family bathroom whilst the second floor has the main bedroom with en suite shower room. Outside is a delightful courtyard garden and gateway that leads to the parking and garage en bloc. Located in the heart of Kenilworth town centre, you'll have easy access to all the amenities, shops, and restaurants that this vibrant town has to offer. Whether you're looking for a peaceful retreat or a bustling urban lifestyle, this mews house caters to all your needs.



Council Tax Band: E



APPROACH

With wrought iron fencing and gate, you approach across a paved pathway to the composite entrance door with coach light.

VESTIBULE

With coat hanging and door into the lounge.

LOUNGE

13'5" x 9'8"

With Georgian style double glazed window to the fore with a radiator beneath, feature stone fireplace with matching hearth and mantel. Coving to ceiling and ceiling light. A door leads into the internal hallway.

INNER HALLWAY

Dog leg staircase rises to the first floor landing, radiator, storage cupboard and doors into the kitchen and cloakroom.

CLOAKROOM

With a close coupled wc and pedestal wash hand basin, tiled floor and splash backs. Extractor fan.

DINING KITCHEN

10'0" x 13'5"

Comprehensively fitted with a range of modern wood fronted units to wall and base. The base units have a stone effect roll topped worksurface over with an inset stainless steel sink unit set beneath the double glazed window to the rear. Tiling to splashbacks. Built in oven with a four ring gas hob over with a matching brushed steel extractor canopy. The canopy is flanked with two display cabinets. There is an integrated fridge freezer, dishwasher and washing machine. Tiled flooring. The dining area has uPVC French doors onto the rear garden, coving to ceiling and a radiator.

LANDING

Stairs rise to the second floor landing and all doors off to

BEDROOM TWO

13'7" x 7'7"

Two uPVC double glazed windows to the rear with a radiator beneath. Built in cupboard, bedside cabinets, chest of drawers and dressing table.

BEDROOM THREE

7'4" x 12'6"

UPVC double glazed window to the fore with a radiator beneath. Wardrobe, bedside cabinet and a chest of drawers.

BEDROOM FOUR/OFFICE

12'6" x 5'10"

UPVC double glazed window to the fore with a radiator beneath.

FAMILY BATHROOM

Fitted with a white suite that comprises a panelled bath with mixer taps, pedestal wash hand basin and a close coupled wc. Radiator, tiled floor and splash backs and an extractor fan.

MASTER BEDROOM

13'0" x 11'4"

Two Velux windows to the fore, radiator, built in double wardrobe. Bedside cabinets. Access to loft void.

SHOWER ROOM

With a frosted Velux window, pedestal wash hand basin, close coupled wc and a double shower cubicle. Radiator, towel rail, shaver point and airing cupboard.

REAR GARDEN

Paved with fencing to boundary. A gate leads you to the garages.

GARAGE EN BLOC

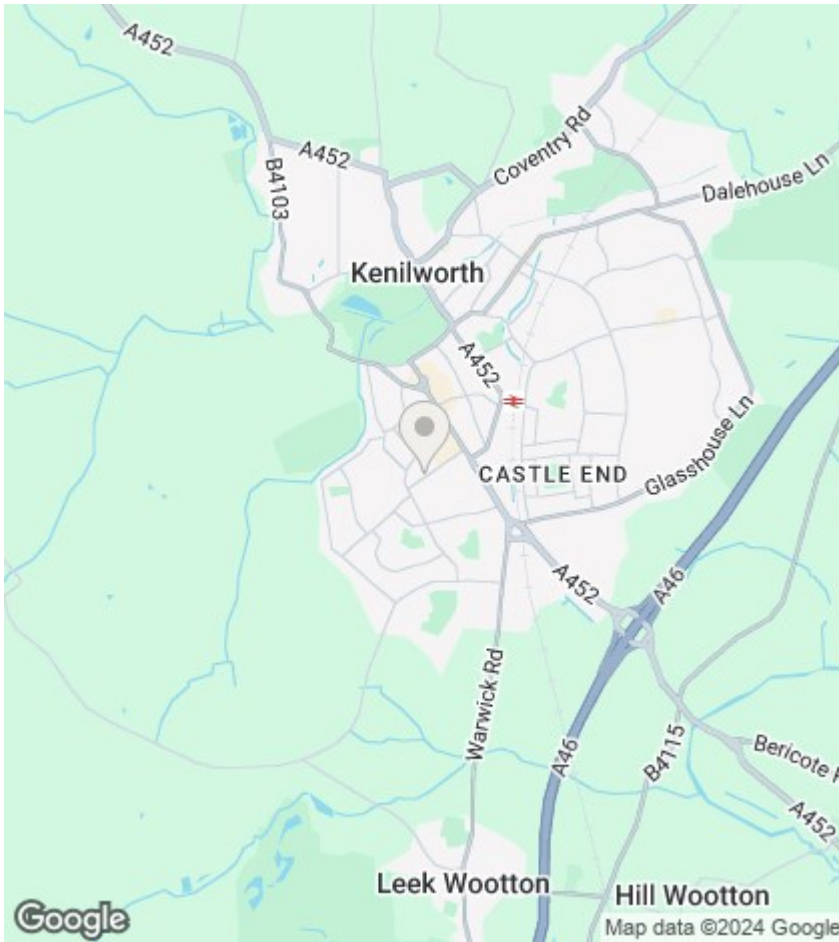
With up and over door and parking for one car in front.

TENURE INFORMATION

The property is Freehold. However the en bloc garage is leasehold and held on a 125 year lease from 3rd December 2003. The unexpired term being 104 years and an annual ground rent of £50 applies. The management company is Queens Garden Management Ltd. In addition there is a management charge of £45 per month payable for the upkeep of the common areas within the development.

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		87
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 100.6 sq. metres