



Barrow Road, Kenilworth

Offers In The Region Of £249,950

- Modern 2 Bed Duplex Apartment In The Heart of Kenilworth Town Centre
- 5 Minute Walk to Kenilworth Train Station- Giving Easy Access to Coventry
- Allocated Parking- Additional Permit Parking if Required
- Gas Central Heating With Solar Water Heating
- Projected Rental Of £1,150 PCM
- Close To All Shops, Bars & Restaurants
- Two Good Bedrooms
- Warwick Disitrect Council Tax Band C
- Freehold Property- No Ground or Maintenance Charge
- Energy Rating B - 81

Barrow Road, Kenilworth, CV8 1EG

A purpose built freehold two bedroom Town Centre property offered for sale with no chain and immediate vacant possession. Located in the heart of Kenilworth Town Centre this would make an ideal lock up and leave or investment property with a projected rental of £1,150 per calendar month. The property comprises; entrance hall, stairs to the first floor landing with living room, fitted kitchen, two good bedrooms and bathroom. Outside there is allocated parking to the rear. Internal viewing is advised.



Council Tax Band: C



ENTRANCE

Own entrance from street with stairs rising to the first floor hallway with wood laminate flooring with door off

FIRST FLOOR HALL

With useful under stairs cupboard, timer control clock for the central heating.

LIVING ROOM

With double glazed window to rear, radiator, LED downlighters, range of double power points.

FITTED KITCHEN

Comprehensively fitted with a range of cream colour high gloss handleless base and wall units with wood block effect worktop surfaces with matching up stands, wood laminate flooring, single drainer stainless steel sink with mixer tap, integrated appliances include a fridge/freezer, dishwasher, washing machine, 4 ring induction hob with stainless steel extractor over and glass splash back, built in under unit electric oven, ceiling down lighters and double glazed window.

2ND FLOOR LANDING

With access to large insulated loft space providing good storage, smoke alarm.

BEDROOM 1

Double glazed window to rear, radiator, LED down lighters t.v point.

BEDROOM 2

With two velux windows to front, radiator.

LUXURY BATHROOM

Fitted with a quality three piece white suite with low level w.c, pedestal wash hand basin, panelled bath with mains fed shower over with chrome fittings and oversize shower head, extractor fan, wall mounted heated chrome towel rail, electrically operated velux roof window.

OUTSIDE

Approached through the archway, there is parking for 1 car with additional permits available for on road parking on Barrow Road.

SERVICES

All mains services are connected.
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
18 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

TENURE

The property is freehold.

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.

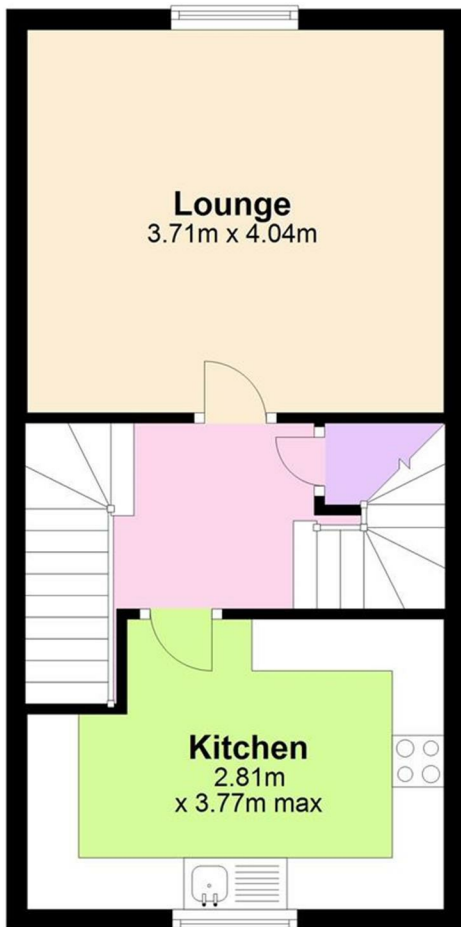
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	81	
(69-80) C		
(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

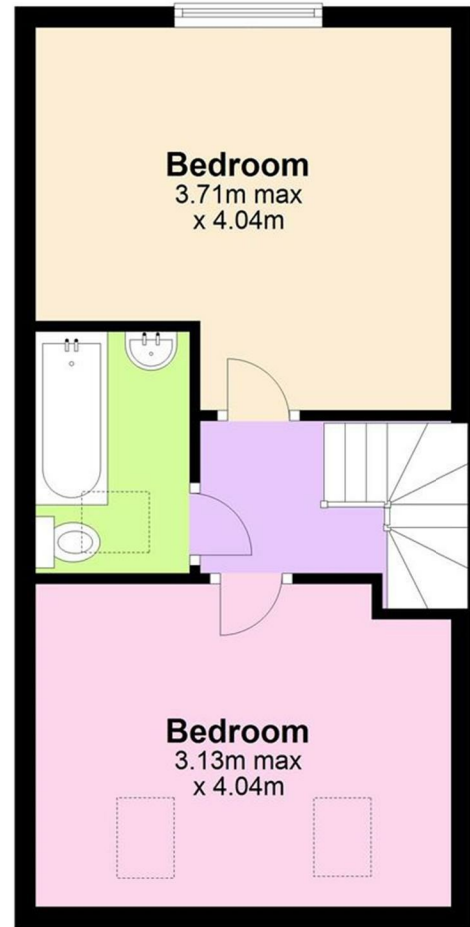
First Floor

Approx. 34.5 sq. metres



Second Floor

Approx. 34.4 sq. metres



Total area: approx. 69.0 sq. metres