



Drew Crescent, Kenilworth

£135,000

- Ground Floor Apartment/Short Lease/Cash Buyers Encouraged
- Lounge/Dining Room
- Three Piece Bathroom
- Close To Town Centre & Railway Station
- No Onward Chain
- One Double Bedroom
- Fitted Kitchen With Appliances
- Energy Rating C - 72
- Two Allocated Parking Spaces
- Warwick District Council - Tax Band B

Drew Crescent, Kenilworth CV8 1RD

CASH BUYERS ENCOURAGED DUE TO LENGTH REMAINING ON LEASE. A quite superbly positioned one bedroom ground floor apartment with the benefit of double glazing and gas fired central heating. This town centre apartment with the unusual benefit of two parking spaces is located in the heart of Kenilworth town centre and would make an ideal downsize, or investment property with a potential rental return of £750 per calendar month. The property is well presented and offers; open porch, good size lounge/dining room, re fitted kitchen with appliances, good sized double bedroom, three piece white bathroom with shower over bath, inner hall with large storage cupboard and to the front of the property there is parking for two vehicles. The property is offered to sale with no onward chain.



Council Tax Band: B



Entrance

Approached via a pathway and two parking spaces, double glazed front door leading into the

Reception Porch

With ceiling light, coat hooks, inset matting, into the

Lounge/Dining Room

15'2" x 8'10"

With two central ceiling lights, range of power points, radiator, t.v. aerial and telephone points, feature arch way to the

Kitchen

12'4" x 5'5"

Fitted with a range of matching beech fronted base and wall units with marble effect rounded edge work surfaces, single drainer stainless steel sink, space for large upright fridge/freezer in recess also housing the new Baxi 800 combination boiler, space and plumbing for automatic washing machine and separate dryer, ceramic tiling to splash back areas, central ceiling spot light, Beko single fan assisted oven with electric hob and illuminated extractor hood over, new vinyl floor, double glazed window to front.

Inner Lobby

With panelled door to useful under stairs storage cupboard with power point and light, also usable as a walk-in wardrobe.

Double Bedroom

9'3" x 10'11"

With radiator, central ceiling light, double glazed window to rear, power point with USB ports.

Bathroom

With a three piece white suite, low level w.c., pedestal wash hand basin, P shaped panelled bath with central mixer tap with matching chrome shower attachment with ceramic tiling to full height to two walls, radiator, opaque double glazed window to side, vinyl floor covering, vanity cabinet with mirror and extractor fan.

Outside/Parking

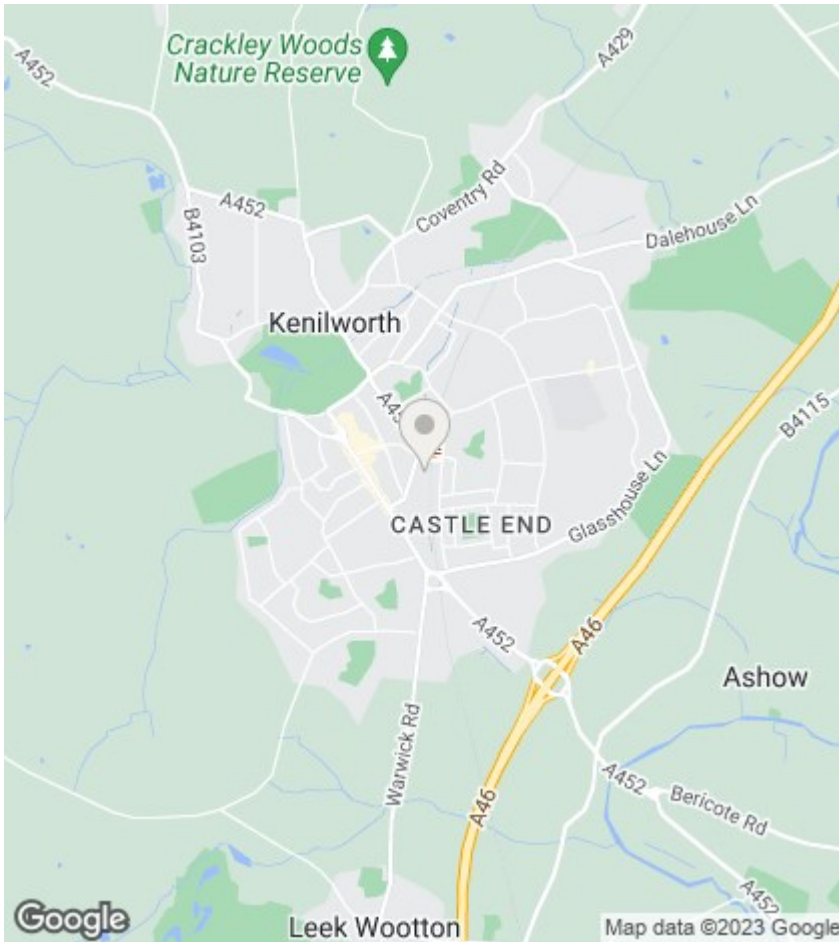
To the front of the property there is allocated off road parking for 1/2 vehicles and to the side of the property there is a lawned garden with miniature conifer hedging and pathway.

Tenure

The property was built in 1984 on a 99 year lease with a ground rent of £20 per annum. There are no maintenance/service charges. The lease has 61 years remaining, we anticipate a 90 year extension on the lease costing in the region of £15,000-20,000 this will be the responsibility of the new owner and the current vendor will not be assisting with a lease extension.

Fixtures & Fittings

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



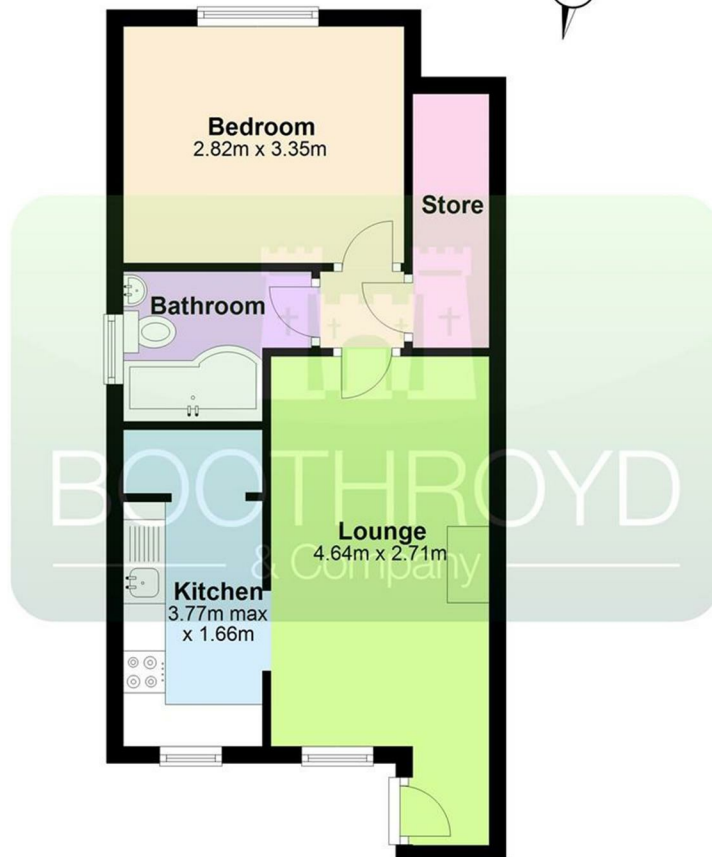
Viewings

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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	

Ground Floor

Approx. 37.9 sq. metres



Total area: approx. 37.9 sq. metres