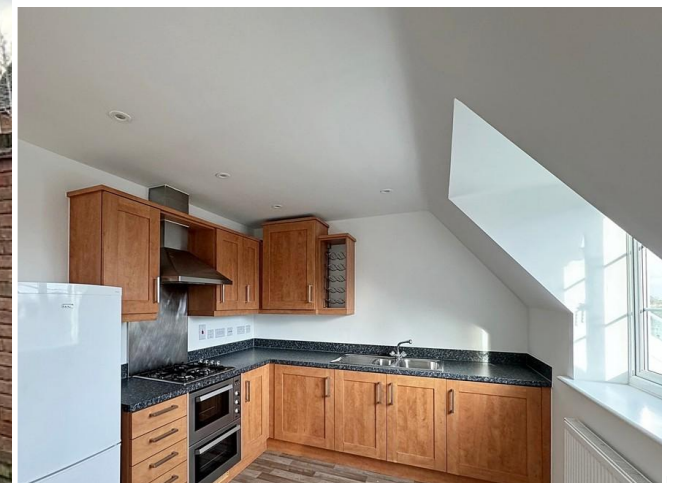




JULIE PHILPOT
RESIDENTIAL

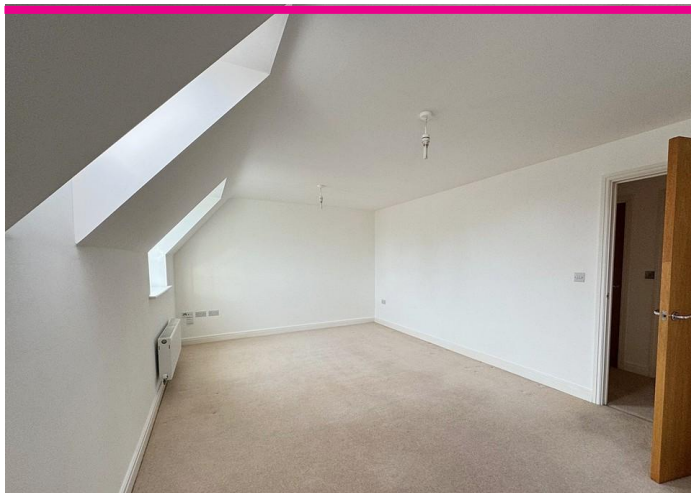


12 Laneham Place | Kenilworth | CV8 2UN

£187,000

An ideal property for an investment buyer, FTB or those looking to downsize or have a 'lock up and leave' property in Kenilworth. This property has just been newly decorated, has a brand new boiler and is ready to move into as well as being available with 'No Chain Involved'. There are two good size bedrooms, a modern open plan living room and kitchen and well as allocated car parking. For an investment buyer there is a projected rental income of £950pcm. For those looking for their own home there is plenty of space on offer as well as an allocated car parking space. The property is not a shared ownership apartment.

- No Chain Involved
- Two Bedrooms
- Newly Decorated
- Allocated Car Parking Space



Property Description

SECURITY ENTRY SYSTEM

STAIRCASE TO SECOND FLOOR

PERSONAL ENTRANCE DOOR TO NUMBER 12

ENTRANCE HALL

With entryphone system, smoke detector, radiator, central heating programmer and built in storage cupboards.

OPEN PLAN LOUNGE/DINER/KITCHEN

25' 9" x 11' 5" (7.85m x 3.48m)

A light, airy and modern open plan living space with living area and kitchen area. A popular design which is ideal for modern living.

LOUNGE AREA

Having radiator, tv aerial connection, telephone connection, broadband point and space for living room and dining room furniture.

KITCHEN AREA

Having an extensive range of cupboard and drawer units with matching wall cupboards. Further cupboard housing newly fitted Ideal gas boiler (2023), contrasting round edged worksurfaces, stainless steel sink one and a half bowl sink unit. Integrated Beko washer/dryer, Zanussi four ring gas hob with electric double oven under, extractor hood over and stainless steel splashback. Radiator and smoke detector.

BEDROOM ONE

11' 9" x 9' 0" (3.58m x 2.74m)

A double room with built in double wardrobe, further built in storage cupboard and radiator. Telephone point and tv aerial.

BEDROOM TWO

9' 6" x 7' 9" (2.9m x 2.36m)

A good size second double room with radiator and tv aerial connection.

BATHROOM

8' 0" x 6' 6" (2.44m x 1.98m)

A spacious bathroom with panelled bath having Triton shower and glazed shower screen, pedestal wash basin, w.c. and Velux window. Shaver point, extractor fan and radiator. Complementary tiling.

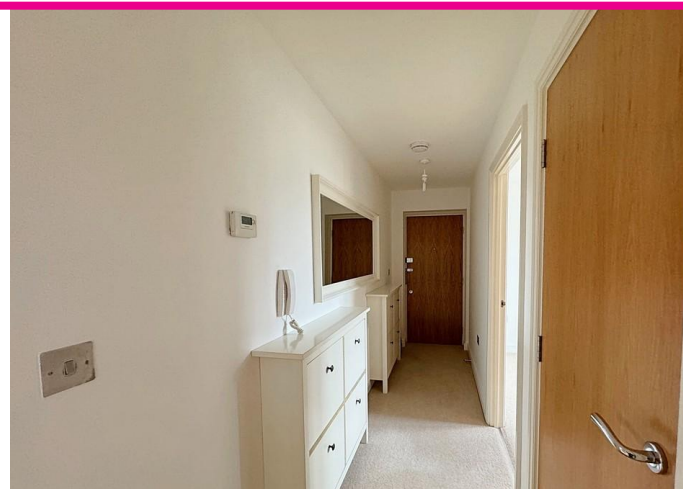
OUTSIDE

PARKING

There is one allocated car parking space to the side of the property.

TENURE

The property is Leasehold. The Lease is for 125 years from 2008. The Ground Rent is £300.00 per annum and the current Service Charge is £1960.00 per annum.



Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

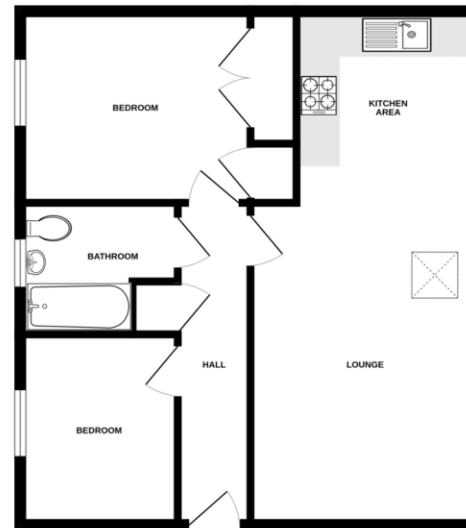
T: 01926 257540

E: sales@juliephilpot.co.uk

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR

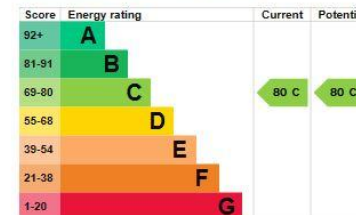


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Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 50