



JULIE PHILPOT
RESIDENTIAL



7 Walkers Way | Kenilworth | CV8 1RG

An attractive first floor apartment being very well planned and providing two bedrooms, a lounge/diner with dual aspect windows plus a modern kitchen and bathroom. To the outside is an allocated parking space and visitors parking plus a secure gated entrance. The property is in a great location within easy walking distance of the town centre and the train station. These are very popular low level apartments, spacious and modern as mentioned, in an ideal, convenient location. Viewing is highly recommended.

£185,000

- Spacious First Floor Apartment
- Two Bedrooms
- Allocated Parking Space
- Gated Security Entrance



Property Description

SECURITY GATED VEHICLE ENTRANCE

COMMUNAL ENTRANCE DOOR

Having entryphone system and staircase to first floor.

PERSONAL ENTRANCE DOOR TO

ENTRANCE HALL

A large entrance hall with telephone point, built in storage cupboard, Creda night storage heater and access to partly boarded roof storage space.

BATHROOM

Having panelled bath with Triton electric shower and glazed shower screen, pedestal wash basin, w.c., and Dimplex wall heater. Shaver point, complementary tiling and wall mirror. Good size airing cupboard with hot water cylinder and fitted shelving.

LOUNGE/DINER

19' 1" x 10' 6" (5.82m x 3.2m)

A good size being nice and light with dual aspect windows and pleasant views. Creda night storage heater and tv aerial connection.

KITCHEN

8' 0" x 7' 8" (2.44m x 2.34m)

A modern kitchen having a range of cream cupboard and drawer units and matching wall cupboards plus tall larder style cupboard. Space and plumbing for washing machine and space and plumbing for dishwasher plus space for tall fridge/freezer. Built in John Lewis double oven with Bosch electric hob and extractor hood over. Complementary tiling and plinth heater.

BEDROOM ONE

16' 2" x 8' 8" (4.93m x 2.64m)

A large master bedroom with double wardrobe and Creda night storage heater.

BEDROOM TWO/STUDY

8' 8" x 6' 3" (2.64m x 1.91m)

This is a nice second bedroom which can also be used as a home office/study if required. Wall mounted Quartz electronic panel heater.

OUTSIDE

PARKING

There is an allocated car parking space to the property which is by the entrance door. In addition are visitors spaces.

COMMUNAL AREA

There are communal grounds to the front of the property which provides the access and parking. There is a brick built bin store.

TENURE

The property is Leasehold. The Ground Rent is £150.00 p.a payable to HomeGround Management Limited. The Service Charge is £2750.00 p.a and First Port Property Services Limited are the Managing Agents. The Lease is for 125 years from 2002.



Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

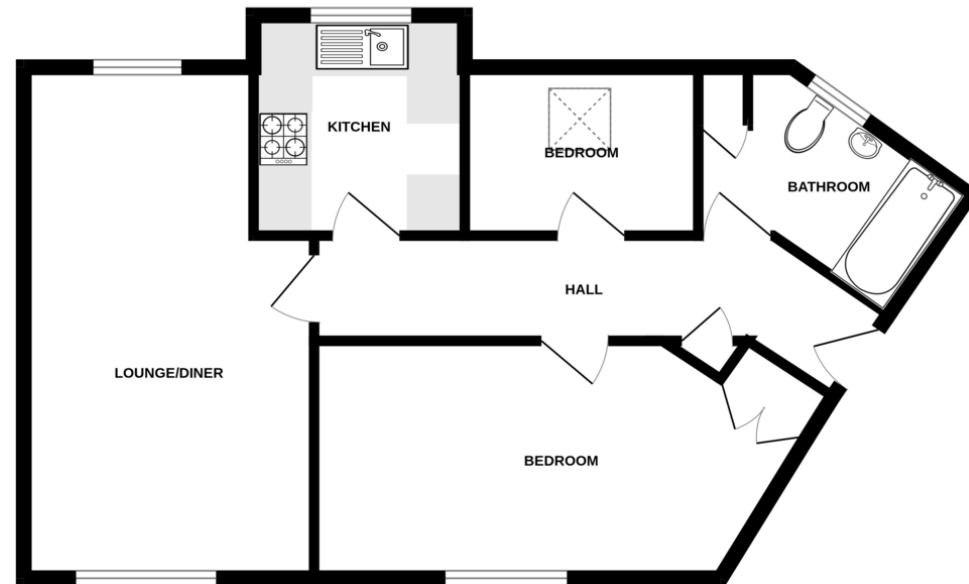
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

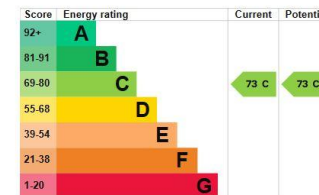
FIRST FLOOR



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 60