



JULIE PHILPOT
RESIDENTIAL



23 Clinton House | Grafton Close | Kenilworth | CV8 1HA

A very spacious first floor apartment benefitting from a large open plan lounge/kitchen/dining room with Juliet balcony, two double bedrooms both with an en-suite plus the added benefit of a further cloakroom and small study. This delightful property is set within this popular and sought after town centre gated environment with allocated car parking. It is an ideal property for investment buyers or those who may be considering downsizing but looking for a spacious home in a convenient location.

£300,000

- FIRST FLOOR APARTMENT
- SPACIOUS ACCOMMODATION
- TWO DOUBLE BEDROOMS & OFFICE/BEDROOM THREE
- TWO EN-SUITES



Property Description

SECURITY ENTRY SYSTEM & STAIRCASE TO FIRST FLOOR

ENTRANCE HALL

A welcoming entrance hall to the apartment with entryphone system, radiator and Myson thermostat. Built in storage cupboard.

MASTER BEDROOM

11' 9" x 10' 0" (3.58m x 3.05m)

Having a full height bay window allowing in lots of natural light, two built in double wardrobes and door to:

EN-SUITE SHOWER ROOM

Having a large shower, wall hanging wash basin, w.c., heated towel rail, shaver point and complimentary tiling.

DOUBLE BEDROOM TWO

11' 2" x 9' 9" (3.4m x 2.97m)

With radiator and door to:

EN-SUITE BATHROOM

With panelled bath, w.c., wall hanging wash basin, shaver point heated towel rail and complementary tiling.

BEDROOM THREE/STUDY/OFFICE

9' 9" x 6' 1" (2.97m x 1.85m)

With radiator.

CLOAKROOM

With w.c., wall hanging wash basin, radiator and storage cupboard housing boiler.

OPEN PLAN LOUNGE/DINER/KITCHEN

24' 3" x 18' 8" (7.4m x 5.7m)

In the lounge area is a bay window, tv aerial connection, three radiators with space for dining room furniture in the dining area where there is a French door with 'juliet' balcony. In the kitchen is an extensive range of cupboard and drawer units and matching wall units including glazed display units. One and a half bowl stainless steel sink unit, space and plumbing for built in washing machine, integrated dishwasher and four ring gas hob. Bosch double oven and Bosch extractor hood over. Integrated fridge/freezer and wine rack.

OUTSIDE

There are communal areas and an allocated car parking space plus visitor parking spaces.

TENURE

The property is Leasehold. There is a 125 year Lease from 1 January 2005. The Ground Rent is £300.00 per year. The Service Charges are £2300.00 per year. Premier Estates are the Managing Agents.

INVESTMENT INFORMATION

The property currently has a rental of £1250.00 per month however with the present high demand for rental properties we are advised that it may be possible to expect a higher monthly rental now.



Tenure

Leasehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

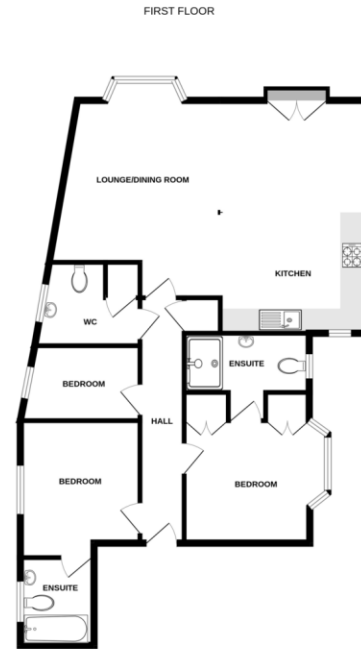
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



Made with floorplan 12024

Energy rating and score

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

[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