



JULIE PHILPOT  
RESIDENTIAL



## 9 Payne House | Warwick Road | Kenilworth | CV8 1TW

£225,000

A superb opportunity to purchase a well planned ground floor garden apartment with two double bedrooms and two bathrooms. The property benefits from a private patio area plus allocated car parking and electrical vehicle charging point. The property also benefits from a modern open plan living space overlooking the patio. To the outside is a secure car park with allocated parking space. Payne House is part of the recently developed Earl of Clarendon ideally located in the town centre but benefitting from a quiet position within the development.

- Ground Floor Garden Apartment
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Living
- Allocated Parking with EV Charging Point



## Property Description

### **DOOR TO**

### **SUPER OPEN PLAN LIVING AREA**

### **LOUNGE/DINER/KITCHEN**

24' 9" x 12' 4" (7.54m x 3.76m)

Having laminate flooring, in the lounge area are two radiators and dual aspect windows plus wall mounted tv bracket. In the dining area is space for a dining table and chairs plus radiator and window. In the kitchen area is a round edged 'L' shaped work surface with stainless steel sink, integrated dishwasher, fridge/freezer and washer/dryer. Four ring electric hob with stainless steel splashback and extractor hood. Cupboard and drawer units with matching wall cupboards and further cupboard

housing the Alpha gas boiler. Electric wall mounted oven with built in microwave oven over and cupboards above and below. Smoke detector. Further built in large storage cupboard.

### **DOUBLE BEDROOM**

11' 9" x 11' 2" (3.58m x 3.4m)

With radiator and tv aerial point.

### **GUEST BEDROOM/HOME OFFICE**

15' 9" x 9' 4" (4.8m x 2.84m) Max

A great second bedroom/home office with en-suite. Radiator and tv aerial connection. Broadband connection point and:

### **EN-SUITE**

Having wall hanging wash basin, w.c. and large fully tiled shower enclosure with glazed screen door. Radiator and shaver point.

### **BATHROOM/SHOWER ROOM**

Having wall hanging wash basin, w.c. and large shower with fully tiled walls and glazed shower screen door.

## OUTSIDE

### PARKING

There is allocated parking with the property and an EV charging point.

### PATIO GARDEN

There is a private patio garden area which is ideal for a table and chairs for outdoor dining.

## TENURE

The property has a 150 year Lease with approximately 147 years unexpired. The Ground rent is £200.00 per annum and the current service/maintenance charge is £500.00 per annum.



## Tenure

Leasehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

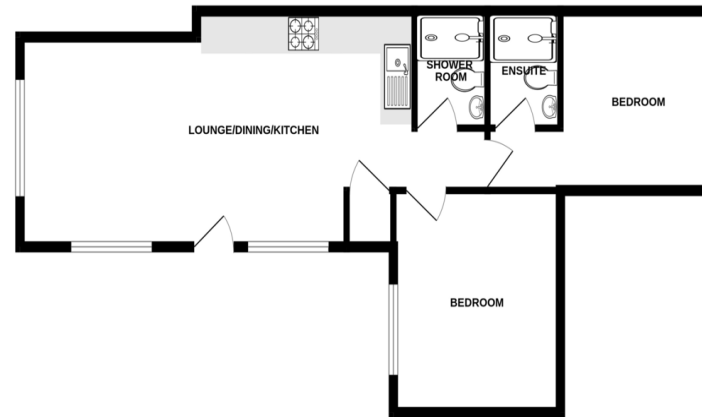
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

## GROUND FLOOR

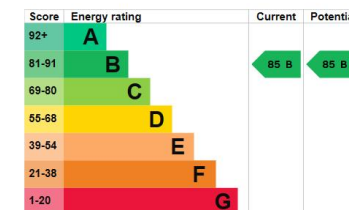


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## Energy rating and score

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