



JULIE PHILPOT
RESIDENTIAL



30 Kenilworth Hall | Bridge Street | Kenilworth | CV8 1BQ

A recently modernised apartment in a very sought after 'Old Town' location in Kenilworth being opposite Abbey Fields with excellent social and dining facilities all within a few minutes walk. The property is ready to move into with decoration in modern neutral tones and benefits from a modern refitted kitchen, new electric heating, modern bathroom and en-suite. The property is also light and airy throughout has lovely rooftop views and is available to purchase fully furnished which is ideal for a First Time Buyer or an Investment buyer.

£199,950

- No Chain Involved
- Two Bedrooms
- Bathroom & En-Suite
- Modern, Stylish Living
- Allocated Parking Space



Property Description

SECURITY ENTRYPHONE SYSTEM

LIFT & STAIRCASE TO ALL FLOORS

PERSONAL ENTRANCE DOOR TO NUMBER 30

ENTRANCE HALL

With laminate flooring, modern electric wall mounted heater, smoke detector and broadband connection point.

LIVING ROOM

13' 5" x 11' 2" (4.09m x 3.4m)

Accessed via double doors from the entrance hall and having dual aspect windows. Laminate flooring, two wall lights, electric wall mounted heater, tv aerial connection and security entryphone system. Storage cupboard with hot water cylinder. Archway to:

MODERN KITCHEN

7' 2" x 6' 7" (2.18m x 2.01m)

A well planned kitchen with range of modern cupboard and drawer units, ample worktop space and integrated AEG appliances to include tall fridge/freezer, washer/dryer/ slimline dishwasher, electric hob and oven. Stainless steel extractor hood, pull out spice rack, glass splashback behind hob and pleasant views.

BEDROOM ONE

11' 0" x 9' 6" (3.35m x 2.9m)

With rooftop views, electric wall heater and built in triple wardrobe unit.

BATHROOM

7' 1" x 5' 7" (2.16m x 1.7m)

With panelled bath, concealed cistern w.c, vanity wash basin with double cupboard under and complementary tiling. Wall mounted mirror with light over, heated towel rail and Velux window with fitted blinds and views towards Abbey Fields.

BEDROOM TWO

9' 7" x 8' 5" (2.92m x 2.57m)

With electric wall heater, tv aerial connection, telephone point and rooftop views. Door to:

EN-SUITE SHOWER ROOM

With large shower enclosure having glazed shower screen door and Galaxy electric shower, vanity wash basin and concealed cistern w.c. Heated towel rail and Velux window with fitted blind.

OUTSIDE

PARKING

The property has one allocated car parking space.

TENURE

The property has a newly extended Lease of 170 years, which has just been renewed and extended in 2024. There is a peppercorn ground rent. The Management and Service Charges we are advised are currently £3516.96. Pennycuik Collins are the Managing Agents.

FIXTURES & FITTINGS

The property is being sold with the furniture included within the purchase price.



Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

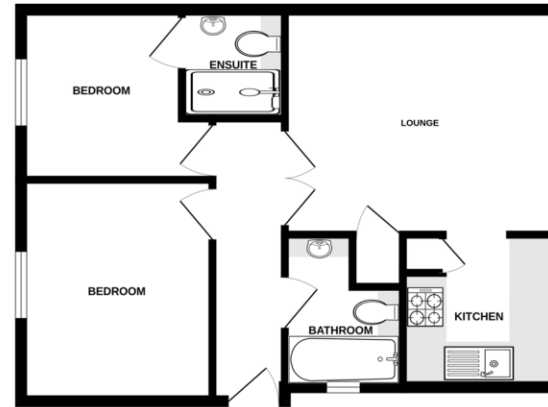
Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk



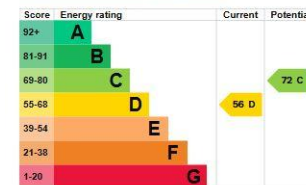
Made with Mapigo ©2024

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

Energy rating and score

This property's energy rating is D. 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