



JULIE PHILPOT
RESIDENTIAL



2 Frythe Close | Kenilworth | CV8 2SY

A super opportunity to purchase a large first floor purpose built apartment providing generous and flexible living space with three double bedrooms, the master having an en-suite. This bright and spacious property enjoys elevated and sunny views towards Kenilworth Common and the nature reserve, the location is quiet yet also convenient and provides easy access in and out of Kenilworth as well as plenty of social amenities on the doorstep. The property benefits from a private ground-floor entrance with spacious hallway and stairs leading to the first floor living area, featuring the large triple-aspect lounge with super views, three double bedrooms, two bathrooms, a large boarded attic with lighting and loft ladder, pretty communal gardens, plus two allocated car parking spaces.

£245,000

- No Chain Involved
- Three Good Size Bedrooms
- Lounge With Lovely Views



Property Description

PRIVATE ENTRANCE DOOR TO NUMBER 2

STAIRCASE TO FIRST FLOOR LANDING

With storage cupboard and access to roof storage space via pull down loft ladder.

LOUNGE/DINER

16' 2" x 15' 7" (4.93m x 4.75m)

With delightful views and a sunny aspect and two radiators.

KITCHEN

13' 0" x 7' 7" (3.96m x 2.31m)

Having an extensive range of cupboard and drawer units with extensive round edged worksurfaces and matching wall cupboards. Space and plumbing for dishwasher and washing machine and integrated fridge/freezer. Gas hob with electric oven, complementary tiling and nice views.

BATHROOM

9' 3" x 5' 5" (2.82m x 1.65m)

Having panelled bath, pedestal wash basin, w.c., fully tiled walls, shaver point and radiator.

MASTER BEDROOM

14' 5" x 8' 6" (4.39m x 2.59m)

With a range of built in furniture including two double wardrobes, dressing table unit and high level storage plus fitted drawer unit. Radiator and door to:

EN-SUITE SHOWER ROOM

With corner shower enclosure with glazed screen door, vanity wash basin, w.c., and fully tiled walls. Heated towel rail.

BEDROOM TWO

10' 3" x 8' 6" (3.12m x 2.59m)

With radiator and nice views. This is a second double bedroom.

BEDROOM THREE

9' 1" x 9' 1" (2.77m x 2.77m)

A really useful third bedroom which can also be used as an additional reception room or home office.

Radiator and nice views along Frythe Close.

OUTSIDE

PARKING

There are two allocated car parking spaces with the property which are opposite the front entrance door.

GARDENS

There are communal gardens having lawns and shrubbery borders.

TENURE

The property is being sold with a SHARE OF FREEHOLD. There is a Peppercorn Ground Rent. The current Service/Maintenance Charge we are advised by the sellers as at June 2024 is £25.00 per month payable to Frythe Close Management Limited.



Tenure

Share of Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

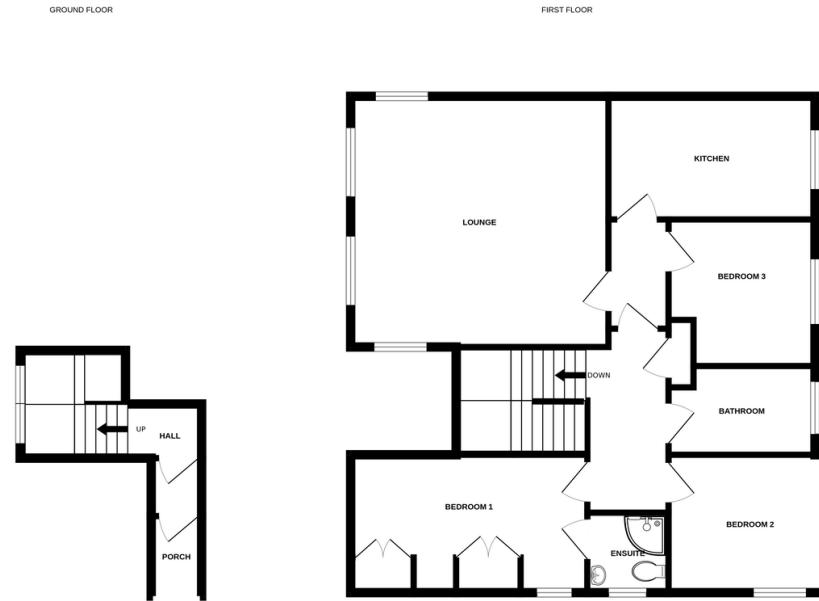
Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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



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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 60