



JULIE PHILPOT
RESIDENTIAL



18 Kenilcourt | Clinton Lane | Kenilworth | CV8 1AZ

An immaculate ground floor apartment, tastefully presented and ready to move into. This super home provides spacious and well planned accommodation with 'No Chain' involved. There is 1,000 sq ft of accommodation to include a stylish lounge/diner, modern kitchen, bathroom and en-suite. There are two double bedrooms plus an additional bedroom three that can also be a reading room or study with direct access to the rear patio and gardens. Outside is a garage and to the rear are well tended communal gardens with nice views. The Castle, Abbey Fields and old High Street are all within easy reach.

£325,000

- Ground Floor Luxury Apartment
- Three Bedrooms, Master En-Suite
- Garage
- Viewing Essential



Property Description

GROUND FLOOR

COMMUNAL ENTRANCE DOOR

With security entry system. A couple of steps leads to the personal entrance door to number 18.

ENTRANCE HALL

With oak double doors providing access to a large cloak storage cupboard. Central heating thermostat.

LARGE LOUNGE/DINER

23' 5" x 18' 1" (7.14m x 5.51m)

A very stylish lounge/diner being light and airy with access to the front balcony. Two radiators, smoke detector and tv aerial connection. Door to:

KITCHEN

10' 5" x 9' 3" (3.18m x 2.82m)

A modern fitted kitchen having an extensive range of high gloss cupboard and drawer units with matching wall cupboards. Space and plumbing for washing machine, space for dishwasher and space for tall fridge/freezer (these freestanding goods in the property at present may be available by separate negotiation) Integrated Bosch induction hob with stainless steel extractor hood over and Bosch electric oven under. Complementary worktops.

INNER HALL

Having oak doors, built in storage cupboard housing Main gas boiler.

MASTER BEDROOM

12' 4" x 10' 6" (3.76m x 3.2m) Exc Wardrobes Having delightful views, radiator and built in double wardrobe. Door to:

EN SUITE

Having large shower enclosure with glazed screen, pedestal wash basin and w.c. Heated towel rail, extractor and complementary tiling.

DOUBLE BEDROOM TWO

12' 0" x 10' 5" (3.66m x 3.18m) Exc Wardrobes
With nice views, radiator, broadband connection point and built in double wardrobe.

BEDROOM THREE/STUDY

10' 6" x 7' 4" (3.2m x 2.24m)

This room offers great versatility as it can be a third bedroom or it can be a study/office or snug. There are French doors providing access to the rear balcony, lovely views and a double wardrobe.

BATHROOM

Having panelled bath with Triton shower and folding shower screen. Pedestal wash basin, w.c., heated towel rail and extractor.

OUTSIDE

GARAGE

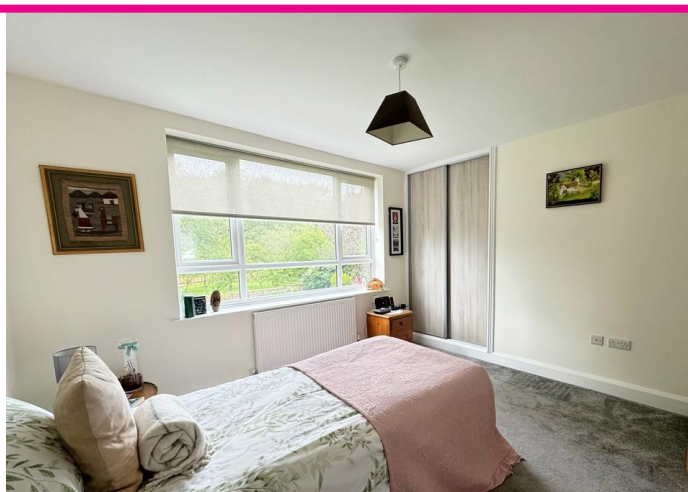
There is a single garage in the block adjacent to the apartment.

COMMUNAL GARDENS

There are large, well maintained and attractive communal gardens with lawn, mixed shrubbery borders and fixed benches for seating. The rear garden is bounded by Finham Brook. There is also a designated bin store.

TENURE, LEASE & SERVICE CHARGES

The property is a Share of Freehold. The Service Charge is £155.83 per month. The Lease is 999 years from 1962. There is a Peppercom Ground Rent. Marstons in Coventry are the Managing Agents.



Tenure

Share of Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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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.](#)

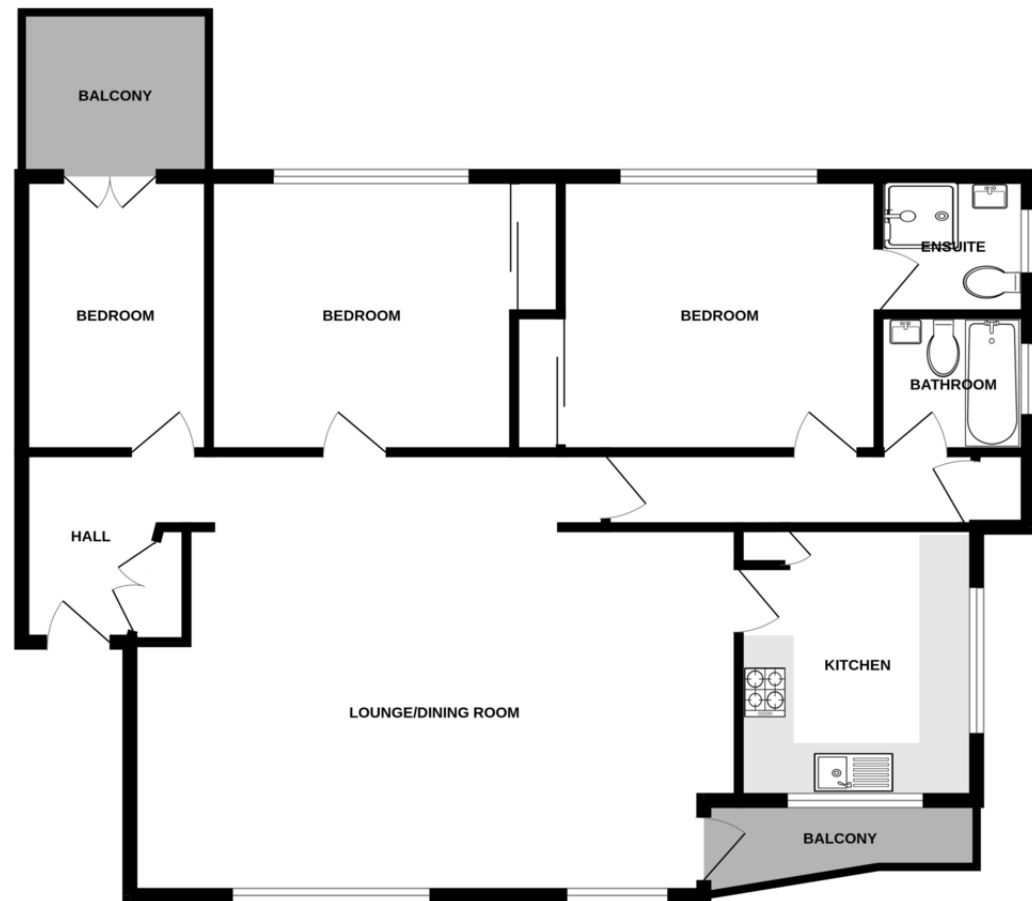
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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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.