



## 6 Rosemary Mews | School Lane | Kenilworth | CV8 2GS

A super first floor spacious apartment situated opposite the historic Abbey Fields and being within an easy walk of the 'Old Town' Castle, train station and town centre. The property has its own private entrance door, two double bedrooms plus a spacious open plan style living area including the lounge and kitchen. There are views towards Abbey Fields from the lounge and a bedroom. To the outside is an allocated parking space. The property is double glazed, has electric heating and is available with a Share of Freehold. This is an ideal opportunity for First Time Buyers, anyone considering a downsize or a landlord looking for an excellent investment.

£250,000

- No Chain Involved
- First Floor Apartment
- Two Bedrooms
- Great Location
- Allocated Car Parking



## Property Description

### PRIVATE ENTRANCE DOOR

### STAIRCASE TO FIRST FLOOR LANDING

With built in storage cupboard and electric wall mounted panel heater. Access to roof storage space.

### DOUBLE BEDROOM ONE

11' 9" x 9' 5" (3.58m x 2.87m) Exc Wardrobes  
With built in double wardrobe having sliding doors.  
Creda night storage heater.

### BATHROOM

Having panelled bath with recently fitted Triton electric shower and curtain rail over, .w.c., pedestal wash hand basin. Electric wall mounted heater and extractor fan.

### DOUBLE BEDROOM TWO

13' 0" x 7' 8" (3.96m x 2.34m)

A second double bedroom with sunny aspect and views towards Abbey Fields, Creda night storage heater.

### OPEN PLAN STYLE LIVING AREA

### LOUNGE/DINER

12' 8" x 12' 1" (3.86m x 3.68m)

Having bay windows with views towards Abbey Fields and tv aerial connection. Two steps lead up to:

### KITCHEN/BREAKFAST ROOM

12' 8" x 7' 8" (3.86m x 2.34m)

Linking nicely with the lounge is this well planned kitchen having a range of cupboard and drawer units and matching wall cupboards. Four ring electric hob with extractor hood over and electric oven under. Space for under counter fridge, the washing machine as fitted is included. Complementary tiling.



## OUTSIDE

There is a pathway leading to the personal front entrance door with an additional good size store cupboard adjacent. To the front are attractive communal grounds including lawn and shrubs. A tarmacadam driveway leads to a private car park with one designated parking space and two visitor car parking spaces. There is external security lighting.

To the rear of the apartments is a communal paved courtyard area with washing lines.

## TENURE

The property is held on a 999 year Lease and is a Share of Freehold. The Service Charge is £140.00 per month which covers the Buildings Insurance, external building repairs and gardening. The Management Company is Rosemary Mews Management Company Limited.



# Tenure

Share of Freehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

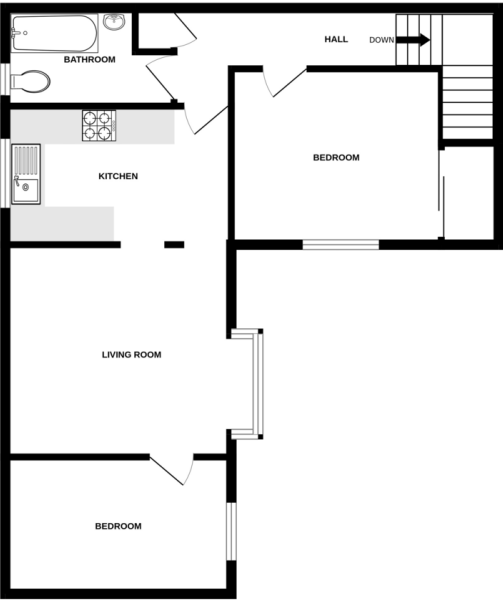
# Contact Details

**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

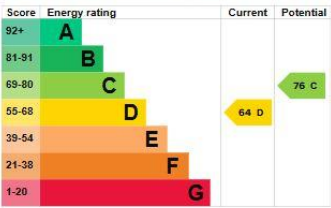


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## Energy rating and score

This property's energy rating is 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