



JULIE PHILPOT  
RESIDENTIAL



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

£225,000

A recently converted first floor two-bedroom luxury apartment, set in the heart of Kenilworth, providing spacious living and well-presented throughout, with the benefit of a recently re-fitted kitchen. Payne House forms part of this super development of apartments and houses, with this property conversion originally being part of the former Earl of Clarendon Public House. This property has its own private entrance door, a large, bright and airy, open plan lounge/diner/kitchen, two double bedrooms, shower room and allocated parking to the rear. It is also available with No Chain Involved.

- First Floor Luxury Apartment
- Two Double Bedrooms
- Allocated Parking Space
- No Chain Involved



## Property Description

### PRIVATE ENTRANCE DOOR TO NUMBER 12

#### ENTRANCE LOBBY

With radiator.

#### STAIRCASE TO FIRST FLOOR

### OPEN PLAN LOUNGE / DINER / KITCHEN

21' 3 max" x 22' 9 max" (6.48m x 6.93m)

A large, bright and airy room, being open plan in design, yet forming distinctive living/dining/kitchen areas.

### KITCHEN AREA

Having been recently refitted with a range of cupboard and drawer units and matching wall cupboards. A further cupboard houses the Alpha boiler. Integrated appliances to include automatic washing machine, fridge freezer and four ring electric hob. Single drain sink unit, wine rack and fitted shelving. Complementary laminate wood flooring and round edged work surfaces, tiled splashback and spotlights.

### LIVING / DINING AREA

A large, bright open plan area with ample space for sofas, a dining table and chairs. There are three radiators and a wall mounted TV, which can be included in the sale price.

### BEDROOM ONE

9' 7" x 12' 8" (2.92m x 3.86m)

With radiator and wall mounted TV, which can be included in the sale price.

### SHOWER ROOM

4' 0" x 7' 0" (1.22m x 2.13m)

Fitted with a white contemporary suite having wall mounted wash hand basin, low level WC and large walk-in shower with glazed shower screen.

Complementary tiling to shower area, tiled floor and radiator.



### **BEDROOM TWO**

10' 2" x 8' 9" (3.1m x 2.67m)

With feature vaulted ceiling, range of built in wardrobes and radiator.

### **OUTSIDE**

There is an attractive, well stocked communal garden as you approach the property.

### **PARKING**

Allocated parking can be found to the rear.

### **TENURE**

The property is understood to be Leasehold. The lease is 150 years from 1st January 2021. The Service Charge is estimated to be circa £500 per annum and Ground Rent is nil.



# Tenure

Leasehold

# Council Tax Band

B

# Viewing Arrangements

Strictly by appointment

# Contact Details

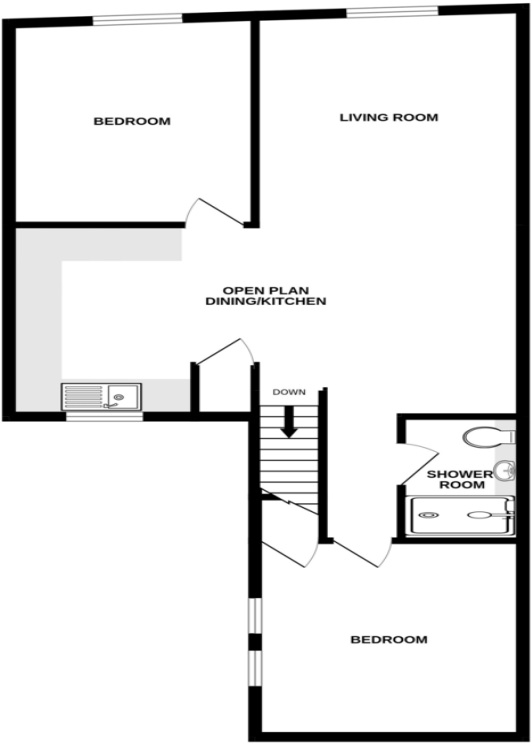
**T:** 01926 257540

**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

FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 6-2025

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		