



JULIE PHILPOT
RESIDENTIAL



14 Whateleys Drive | Kenilworth | CV8 2LU

£185,000

A spacious and well planned first floor apartment with two double bedrooms, generous size living room, bathroom with shower and fitted kitchen. A garage is located to the rear. The location is ideal being within easy walking distance of the train station, town centre, Abbey Fields and Castle. St. Nicholas school playing fields are located to the side.

- No Chain Involved
- Two Good Sized Bedrooms
- Garage
- First Floor Apartment



Property Description

COMMUNAL FRONT ENTRANCE DOOR

STAIRCASE TO FIRST FLOOR LANDING

Having built in storage cupboard.

PERSONAL ENTRANCE DOOR TO NUMBER 14

With entrance lobby. Airing cupboard housing insulated hot water cylinder and having space and plumbing for automatic washing machine.

KITCHEN

8' 3" x 6' 3" (2.51m x 1.91m)

Having a range of cupboard and drawer units plus matching range of wall cupboards. Contrasting round edged worksurfaces, extending to form a breakfast bar. Stainless steel sink unit, AEG double oven, four ring electric hob with extractor hood over. Integrated under counter fridge and freezer.

LOUNGE

15' 8" x 12' (4.78m x 3.66m)

Having electric wall mounted radiator, TV aerial, BT and Virgin cable points.

INNER HALL

DOUBLE BEDROOM ONE

13' 4" x 9' 5" (4.06m x 2.87m)

With views to rear and towards St. Nicholas School fields and electric wall radiator.

DOUBLE BEDROOM TWO

8' 9" x 8' 3" (2.67m x 2.51m)

With views to rear and towards St. Nicholas School fields and electric wall radiator.

BATHROOM

Having panelled bath with Triton electric shower and curtain rail over. Vanity wash basin with cupboard under, w.c. and wall tiling.

OUTSIDE

GARAGE

There is a single garage in one block to the rear of the property having an up and over door. The garage has recently had a new flat roof.

TENURE

The property is held on a 999 year lease from 25th December 1967, ending 25th December 2966, so approximately 941 years unexpired as of 2025. The current (24/25) yearly Service/Management Fee of £1260 is payable to Loveitts (2024/2025). The current (24/25) Ground Rent is £13.20 per annum.



Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

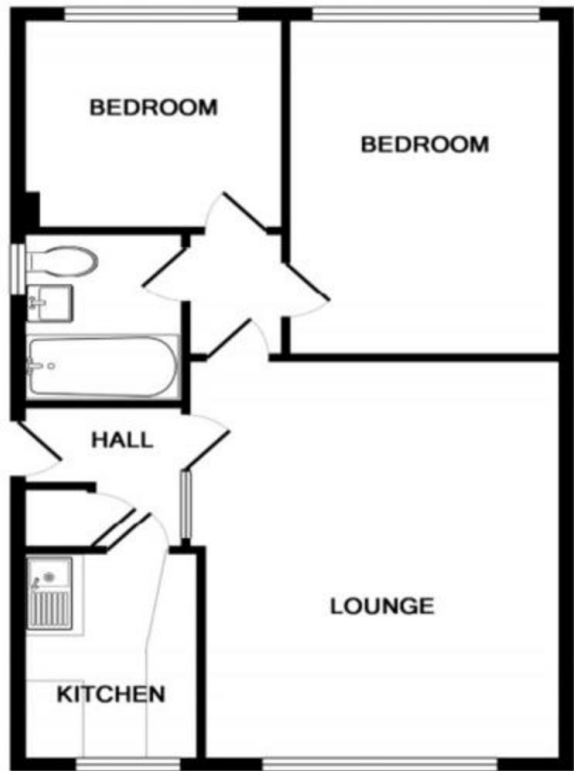
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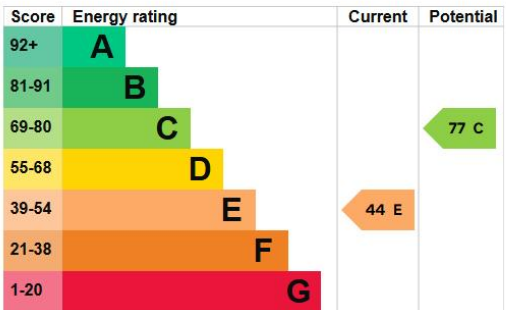
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.8 SQ.M.)

This property's energy rating is E. 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.