



Denton Close | | Kenilworth | CV8 1BJ

Offers in excess of £220,000



KINGSWAY
— ESTATE AGENTS —

Key features

- Duplex apartment
- Three Double Bedrooms
- Private Rear Garden
- EPC Rating: D

Description

Kingsway Estate Agents are proud to present to the market this modern three double bedroom duplex maisonette.

Denton Close is only a short walk from the historic Kenilworth Castle and the Old Town which is full of local shops, cafes, and restaurants

The property comprises on the first floor a Living/dining room, Kitchen, Family Bathroom, and Double Bedroom.

The second floor consists of Two further Double bedrooms.

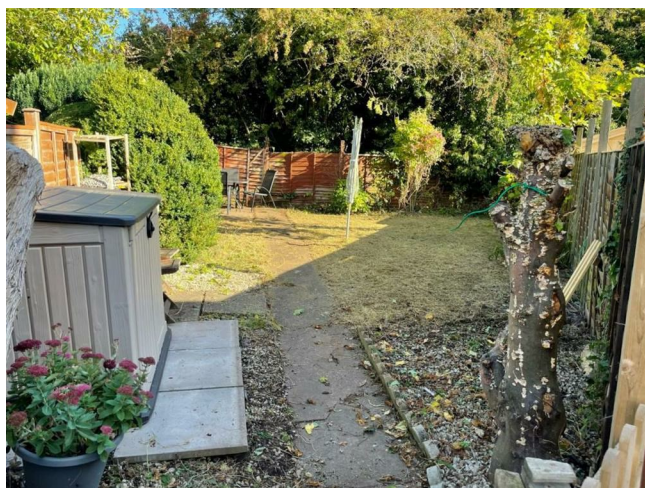
The property further benefits from a private garden located to the rear.

Kenilworth is a sought after market town located close to the A45 for access to Coventry, Warwick and Leamington Spa. Various, shops, cafes, and restaurants are all walking distance.

We understand the property is a leasehold on a term of 125 years from September 2017 (118 Years remaining). There is a current annual ground rent charge of £175.00.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: D



Living/Dining Room

14'0" x 17'5"

Kitchen

5'10" x 10'4"

Master Bedroom

12'3" x 9'10"

Bedroom Two

8'10" x 12'2"

Bedroom Three

13'5" x 7'10"

Bathroom

5'11" x 5'3"

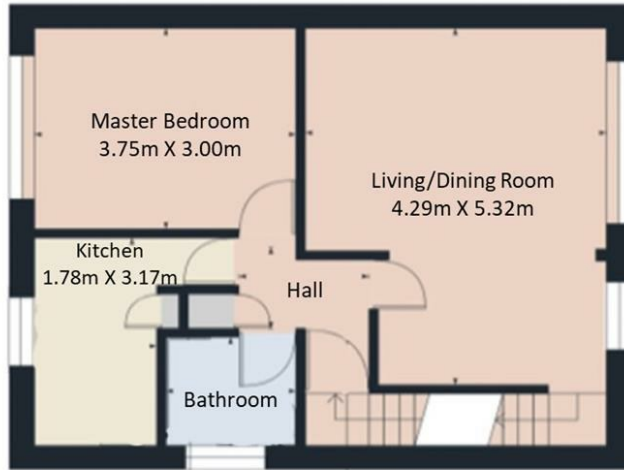




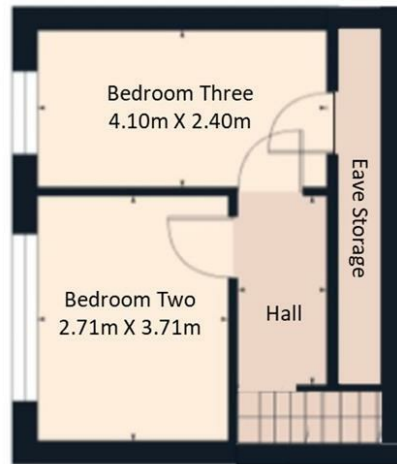


Floor plans

First Floor



Second Floor



Total Floor Area 78 sq.m. (839.5 sq.ft.) Approx
The Floor Plan is for illustration purposes only and may not be representative of the property and is not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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