



Denton Close | Kenilworth | CV8 1BJ

Offers in excess of £220,000



**KINGSWAY**  
ESTATE AGENTS

## Key features

- Duplex apartment
- Finished to a high standard
- No Chain
- EPC Rating: D

## Description

Kingsway Estate Agents are pleased to present to the market this impressive three double bedroom duplex maisonette.

The property briefly comprises on the first floor a Living/Dining Room, Kitchen, Family Bathroom, and a Double Bedroom.

The second floor consists of Two further Double bedrooms. The property further benefits from a private garden located to the rear.

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



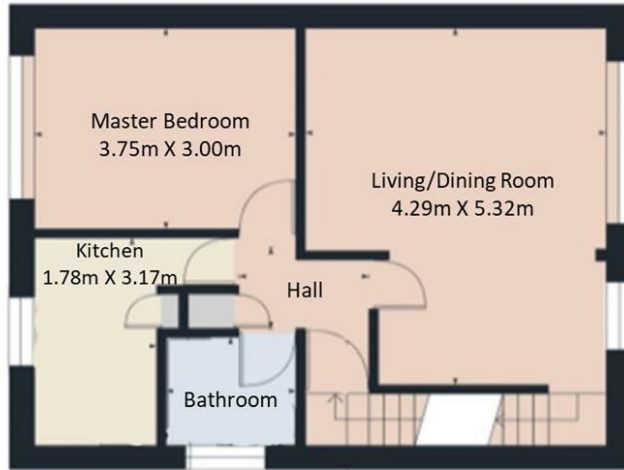




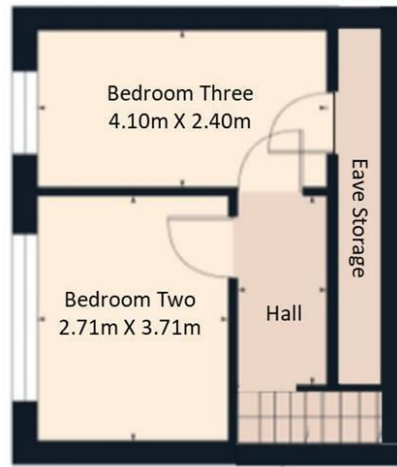


# Floor plans

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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