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Kingsway House, King Street, Bedworth

£85,000 Leasehold

# BELVOIR!

EPC Rating D. Council Tax A.



This two bedroom apartment is situated on the top floor of a mixed use block, directly above shops in a bustling town centre location. While there is no lift, the apartment is accessible via several staircases at the rear of the property.

The apartment is fairly well presented and features an open plan kitchen and living area separated by an arch opening in the wall. The kitchen is functional with quite a bit of worktop space which could be used as a breakfast bar.

The living area has enough space for a small table and chairs as well as sofa and living room furniture.

Just off the main living area there is a door leading to a small hallway which leads to two double bedrooms separated by a centrally located bathroom.

To the rear of the property, residents have access to a communal balcony, offering a shared outdoor space where you can unwind and enjoy some fresh air. This apartment is perfect for those seeking a convenient, urban lifestyle in the heart of town.



### Communal Entrance

Security gated staircase to the rear of the building, concrete stairs rising to all floors. An outdoor landing and balcony leading to the apartment door.

### Property Entrance

Door opens directly into the kitchen area.

### Kitchen

4.47m x 3.06m (14'8" x 10'0")

Door to the property, window to the rear aspect, a range of base units with work surfaces over, space and plumbing for appliances, storage cupboard, wall mounted boiler, splash back tiling, arch opening into living area, radiator, door to hallway.



### Living Room

3.19m x 4.47m (10'6" x 14'8")  
Window to the front, radiator.

### Inner Hallway

Doors to bedrooms and bathroom.

### Bedroom One

3.11m x 4.33m (10'2" x 14'2")  
Window to the front, radiator.

### Bathroom

Panel bath, pedestal sink, low level WC, wall tiling, extractor.

### Bedroom Two

3.62m x 3m (11'11" x 9'10")  
Window to rear, radiator.

### Agents Notes

\*Please note this is a top floor apartment, so accessibility is restricted.

As of September 2024

Lease 125 years from 14 March 2005

Ground Rent £10 pa

Service/Maintenance Charge £624 pa (£52 per month)

Reviewed yearly


Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	61
(39-54)	E	63
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs:		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
WWW.EPC4U.COM		



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# BELVOIR!

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