





Property Description

****CAR PARKING SPACE INCLUDED**** A well presented **ONE BEDROOM GROUND FLOOR MAISONETTE**. On your doorstep is Kenilworth Train Station and just a short walk to the town centre with an excellent selection of bars, restaurants, pubs and independent shops. Briefly comprising of a lounge/diner leading through to kitchen, bedroom, inner hallway with storage space and through to a well presented bathroom. Call to book your viewing now.

Approach

Parking to the front elevation, covered entrance porch with front door leading to;

Lounge/ Dining Room

19' 6" x 11' 10" Max (5.94m x 3.61m Max)

Wood-style flooring throughout with ample space for lounge furniture and dining area to the rear with bespoke built in storage within recess, Window to front and rear elevation and an archway through to kitchen.

Kitchen

5' 11" x 7' 8" (1.80m x 2.34m)

Fitted modern kitchen with a range of wall mounted and base units, work surfaces over and inset sink and drainer unit. Space for washing machine and fridge freezer with built in electric hob and single oven below. Window to rear.

Inner Hallway

Inner hall with cupboard and hot water tank.

Bedroom

14' 4" x 8' 5" (4.37m x 2.57m)

Continuation of wood style flooring with window to front elevation and electric radiator.

Bathroom

Modern bathroom suite with electric shower over bath, vanity wash hand unit, low level w/c, radiator and window to rear.

Tenure

The property is leasehold, with remaining 153 years on the current term. The freehold is vested in the owners of Priory Road Kenilworth Ltd and with the subject property having an 18th share of the freehold. The service charge is £750 per annum/£62.50 per calendar month, includes buildings insurance, exterior painting and repairs together with the maintenance of the communal gardens, payable to the managing agents Edward H Marstons and Co Ltd. The vendor has stated the management company have plans to do external redecoration of the block over the next two months.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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EPC Rating: E

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This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Tenure: Leasehold

