





Property Description

A fantastic opportunity to purchase very well presented two bedroom first floor apartment situated on the outskirts of Kenilworth. Laneham Place is conveniently located nearby to Westwood Business Park, Warwick Science Park and Warwick University - yet within close proximity to Kenilworth Town. This modern apartment comprises of; an open plan living/kitchen, two bedrooms and bathroom. The property also benefits from local bus routes into Kenilworth and Coventry. Ideal buy for a first time buyer, buy-to-let landlord or downsizer. Call to view now!

Approach

The apartment is situated in a block of purpose-built apartments and homes on the edge of Kenilworth. Benefiting from a secure entry phone system and an allocated parking space to the rear.

Communal Entrance

Stairs rising to the first floor, door through to;

Hallway

Doors through to all rooms, secure entry phone system handset and storage cupboard with shelving.

Open Plan Living / Kitchen

24' 10" maximum x 11' 5" maximum (7.57m maximum x 3.48m maximum)

Living Area

With an open aspect into the kitchen, the lounge offers ample space for furniture and provides a radiator and two windows to side.

Kitchen

Fitted with a range of contemporary base and wall mounted units with a complimentary work surface over. Benefiting from an inset one and half bowl sink with drainer and mixer tap, integrated electric double oven with grill, four ring gas hob, slimline dishwasher and washer dryer with space for free standing fridge freezer. Window to the side allowing natural light to flow into the space with the addition of a radiator.

Main Bedroom

11' 11" maximum x 8' 9" (3.63m maximum x 2.67m)

Dual aspect windows to side and rear with shutters, double and single built in wardrobes.

Bedroom Two

9' 6" x 8' (2.90m x 2.44m)

Currently used as a dining space, perfect as another bedroom or reception room, window to side.

Bathroom

Fitted with a white suite comprising of a bath with recently installed Triton shower over and glass shower screen, pedestal hand wash basin with mixer tap, low level w/c, obscure glazed window to rear.

Tenure

The property is leasehold, with remaining 109 years (approx) on the current term. The service charge is £2356 per annum. includes buildings insurance, exterior painting and repairs together with the maintenance of the communal areas. We advise you confirm this information with your solicitor during the conveyancing process.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Atkinson Stilgoe on

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EPC Rating: B

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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