





Property Description

Great opportunity to purchase this first floor maisonette in a cul de sac, popular location close to Kenilworth Castle and Abbey Fields. With a modern kitchen and bathroom, two bedrooms, direct access to garage and gardens to the side and rear, this property is perfect for a first time buyer, investor or small family with an Ofsted rated primary school close by and access into Kenilworth Old Town.

Approach

Paved entrance beside lawned garden to the side of the plot, leads to the property's personal front door.

Entrance Hall

Entrance with stairs rising, doors leading into each room. With access to loft space for storage and useful storage cupboard housing the combination boiler.

Lounge

14' 4" x 10' 11" (4.37m x 3.33m)

Well presented room with carpet, window to the front and radiator.

Kitchen

10' 6" x 9' 4" max (3.20m x 2.84m max)

Range of base and wall mounted units with complimentary work surfaces over. Appliances to include washer/dryer, dishwasher, oven and induction hob. Space for freestanding tall fridge/freezer and added benefit of a handy pantry cupboard with a window to the rear overlooking rear garden.

Bedroom One

12' 2" x 9' 10" (3.71m x 3.00m)

Double bedroom with radiator and window to the rear.

Bedroom Two

10' 9" x 6' 4" (3.28m x 1.93m)

Bedroom with handy built in storage cupboard comprising shelf and rail. Radiator and window to the front.

Bathroom

Fitted with a white suite comprising of a corner shower cubicle, low level W/C, vanity wash basin with useful storage under, extractor fan and heated towel rail with window to the side elevation.

Garden

Pleasant low maintenance garden with lawn to the side and gravel in a private fenced space. The property benefits from having direct rear access to the single garage.

Garage

16' 5" max x 7' 11" min (5.00m max x 2.41m min)

Leasehold

The ground rent is currently payable to E&J Estates and is £125 per annum. The lease length was 125 years from 2007 so currently has 108 years left to run. (This information has been provided to us from our vendor, please request for further information at conveyancing stage to confirm)





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: D

view this property online atkinsonstilgoe.co.uk/Property/KEN305023

This is a Leasehold property with details as follows; Term of Lease 113 years from 08 Jun 2019. 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



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