





### Property Description

A light and airy second FLOOR apartment within a popular development. Comprising of Lounge/Diner, kitchen, two bedrooms and bathroom. Double Glazing and Central Heating and ample communal parking. IMMACULATELY PRESENTED .

### Lounge

Having telephone point, TV aerial point, two radiators and double glazed window to the rear elevation.

### Kitchen

Having a range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, tiling, electric oven and hob, radiator, space for fridge/freezer and double glazed window to the side elevation.

### Approach

Having entrance door leading into the:

### Entrance Hallway



## Bedroom One

Having radiator and double glazed window to the side elevation.

## Bedroom Two

Having radiator and double glazed window to the side elevation.

## Bathroom

Having bath with mixer tap and shower over, wash hand basin, low flush WC, extractor fan, shaving point, radiator and double glazed window to the rear elevation.

## Outside

There is ample communal parking and visitors parking.









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**

**view this property online [atkinsonstilgoe.co.uk/Property/KEN305061](http://atkinsonstilgoe.co.uk/Property/KEN305061)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Sep 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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Property Ref: KEN305061 - 0009

