

Property Description

Great one double bedroom duplex apartment located right on Kenilworth's main high street and backing onto Barrowfield Road. It comprises an ample lounge, dining room, kitchen, bathroom with the bedroom on the first floor with a separate dressing room, which could be used as a study or other requirement. There is an allocated space in the shared double garage.

As you are in the centre of the town, you have many shops including Waitrose, bars and restaurants, amenities together with doctors and opticians right on your doorstep so don't need to think about parking. With Abbey Fields and Kenilworth Castle within a short walking distance too, this property really would make a perfect starter home or investment property.

Approach

Stairs to the side leading up to the entrance door and into the hall with window to the side.

Kitchen

10' 7" x 8' 3" (3.23m x 2.51m)

Fitted base and wall units, double glazed window to the side, one bowl sink with drainer, work surfaces over, part tiled, electric cooker point with space for an oven and fridge/freezer. With hatch from the kitchen and door leading into the dining room.

Dining Room

13' 4" x 9' 2" (4.06m x 2.79m)

With useful under stairs storage space, Creda storage heater and stairs leading up to the First Floor and door through to the lounge.

Lounge

14' 5" x 9' 2" (4.39m x 2.79m)

Traditional double glazed bay window to the front bringing sunlight into the room and overlooking Kenilworth high street. Great for watching the world go by. Carpeted with a Creda storage heater, telephone and TV points.

Bathroom

Located from the hall to the rear of the property. With a beige suite comprising, bath with a wall shower over, wash basin and WC, part tiled and space for storage unit.

Bedroom

9' 2" x 11' 4" (2.79m x 3.45m)

Double bedroom, with double glazed window to the front, radiator and TV point. Door leading into the dressing room/study.

Dressing Room/Study

5' 9" x 5' 8" (1.75m x 1.73m)

This room can be adapted to suit your requirements. With double glazed window to the rear and stairs from the ground floor leading into here.

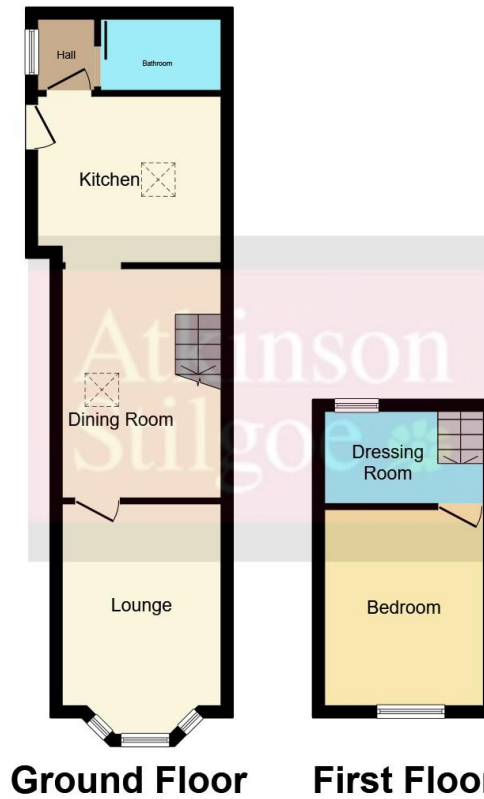
Outside

Allocated parking space in the shared double garage to the rear. Side passageway leading to the stairs up to the front door of the property.









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

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EPC Rating: F

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This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jan 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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