







## Property Description

Great opportunity to purchase this fabulous ground floor, one bed roomed flat, located in a small private cul de sac. Refurbished to a high standard throughout and close to the Town Centre of the desirable market town of Kenilworth, with its array of independent and high street shops, restaurants and Waitrose. Ideal for commuters being a short walk from Kenilworth railway station and ready to move into. With lounge, brand new fitted kitchen, bathroom, light fittings, carpets, vinyl flooring and venetian blinds, rear courtyard garden and allocated parking space. Professionally decorated and brand new hot water system, heaters and double glazed windows and doors with FENSA certification. An excellent investment property or first time buy - viewing highly recommended.

## Approach

Enter the pleasant private cul de sac leading you to the approach to the property, lined by shrubs and paved to the front entrance.

## Lounge/Dining Room

20' 1" x 11' 7" ( 6.12m x 3.53m )

Front entrance leads into the ample sized lounge leading through to the dining area. With wall mounted lighting, carpeted and radiator with double glazed windows to the front and side. Door to the rear opening leading out to the courtyard area.

## Kitchen

7' 10" x 6' 2" ( 2.39m x 1.88m )

From the dining area through to the smart refurbished kitchen, with white floor and wall mounted glossy units with co-ordinating grey work surfaces. New oven and hob, extractor fan, sink and drainer, co-ordinating grey walls with double glazed window to the rear.

## Hall

From the dining room into the hall area with doors leading to Bedroom One and into the Shower Room and useful storage cupboard.

## Bedroom One

12' 4" max x 8' 6" ( 3.76m max x 2.59m )

Good sized room, carpeted with wall mounted lighting and radiator. Double glazed window to the front.

## Bathroom

Modern, stylish bathroom, white suite comprising, double shower, wall mounted WC, rectangular basin with built in storage under, co-ordinating grey part tiled and double glazed window to the rear.

## Garden

Door from the dining area out onto the fenced, gravelled rear courtyard garden, with space for bistro style table and chairs for al fresco dining. With gate for access.













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](http://www.focalagent.com)

To view this property please contact Atkinson Stilgoe on

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**EPC Rating: C**

**view this property online [atkinsonstilgoe.co.uk/Property/KEN305101](http://atkinsonstilgoe.co.uk/Property/KEN305101)**

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

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Tenure: Leasehold



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