



Harbourne Close Kenilworth CV8 2ST

for sale
£195,000



Property Description

Great opportunity to purchase this 2 bed ground floor maisonette close to local amenities. The property consists of a hallway, lounge, kitchen, 2 bedrooms and a family bathroom as well as an allocated parking space to the front. This would make an ideal first time buy or investment!

Approach

The property is set back behind one allocated parking space, double glazed entrance door with canopy porch over

Hallway

Having cupboard housing the boiler and a radiator.

Lounge

14' 5" x 12' 1" (4.39m x 3.68m)

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

Kitchen

8' 1" x 7' 8" (2.46m x 2.34m)

Having a range of wall and base units with work surfaces over, splash back tiling, stainless steel sink unit, electric oven and hob with cooker hood over, space for washing machine and Fridge/Freezer and double glazed window to the rear elevation.

Bedroom One

11' 1" x 10' 2" (3.38m x 3.10m)

Having built in wardrobes, telephone point, TV aerial point, radiator and double glazed window to the rear elevation.

Bedroom Two

7' 9" x 6' 10" (2.36m x 2.08m)

Having built in wardrobes, radiator and double glazed window to the rear elevation.

Bathroom

Having suite comprising of bath with shower over, wash hand basin, low flush WC, extractor fan, shaver point and double glazed window to the front elevation.

Outside

There is one allocated parking space at the front 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

To view this property please contact Atkinson Stilgoe on

T 01926 857 461
E kenilworth@atkinsonstilgoe.co.uk

29 Warwick Road
 KENILWORTH CV8 1HN

EPC Rating: C Council Tax
 Band: B

Service Charge: 863.01 Ground Rent:
 150.00

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/KEN305104

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KEN305104 - 0009

