



20a Park Road
KENILWORTH CV8 2GF

for sale
£190,000



Property Description

A two bedroom duplex apartment, with private entrance located in the sought after location of Kenilworth, Whether you are a first time buyer or searching for your next investment this property is a must see.

The property has the benefit of it's own private entrance, and is set over two floors. The property approach is through a secluded rear entrance, off the main road and into a shared communal garden, leading to the first floor where you will find a white suited bathroom with bath and separate shower cubicle. The kitchen/ dining area is open plan with appliances and leading to a separate living area over looking the front aspect. The top floor bedrooms, both light and spacious, overlooks the front and rear aspect of the property with both having additional storage space.

Situated in the heart of the Kenilworth, Park Road is a great location, only a short walk from Abbey Fields for lovely summer walks and the town centre including its local shops, bars and bistros. Everything you need is but a short walk or drive away, so if you are looking to immerse yourself in the heart of this wonderful community then look no further.

Entrance Hall

Front oor with stairs leading to first floor

Kitchen

11' 6" x 11' 9" (3.51m x 3.58m)
Spacious with wood flooring overlooking front aspect with double glazing and GCH

Living Room

11' 5" x 13' 1" (3.48m x 3.99m)
Spacious with wood flooring overlooking front aspect with double glazing and GCH

Bedroom 1

11' 6" x 11' 11" (3.51m x 3.63m)
Top floor room overlooking front aspect with

double glazing and GCH.

Bedroom 2

9' 8" x 11' 6" (2.95m x 3.51m)
Top floor room overlooking rear aspect with double glazing and GCH.

Bathroom

10' 11" x 8' 11" (3.33m x 2.72m)
White suited 4 piece bathroom with separate bath and shower cubicle including GCH and double glazed window





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

view this property online atkinsonstilgoe.co.uk/Property/KEN305230

This is a Leasehold property with details as follows; Term of Lease 189 years from 23 Nov 1988. 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: KEN305230 - 0006



Tenure: Leasehold

