



Denton Close KENILWORTH CV8 1BL

for sale
£200,000



Property Description

Spacious 2-Bedroom First-Floor Maisonette - Denton Close, Kenilworth

Situated in the quiet residential area of Denton Close, this well-presented two-bedroom semi-detached first-floor maisonette offers comfortable living with a generous amount of space, ideal for first-time buyers, downsizers, or investors. There is an updated bathroom and kitchen of the main hallway in addition to a spacious living room with double glazing throughout and gas central heating. The spacious main bedroom, overlooks the rear aspect with views to your own private rear garden

Set in a popular and convenient Kenilworth location, the property offers easy access to local shops, schools, transport links, and green spaces. This attractive maisonette combines space, comfort and location, making it a fantastic opportunity not to be missed.

Lounge

14' 3" x 10' 10" (4.34m x 3.30m)

Spacious living area with double glazing and GCH overlooking front aspect

Kitchen

10' 5" x 5' 11" (3.17m x 1.80m)

Separate fitted kitchen with appliances overlooking the rear aspect

Bedroom 1

12' 4" x 9' 11" (3.76m x 3.02m)

Double bedroom overlooking the rear aspect into private rear garden situated to the right viewing from double glazed windows. With GCH

Bedroom 2

10' 10" x 6' 4" (3.30m x 1.93m)

Good sized bedroom, perfect for small children, a guest room or office space

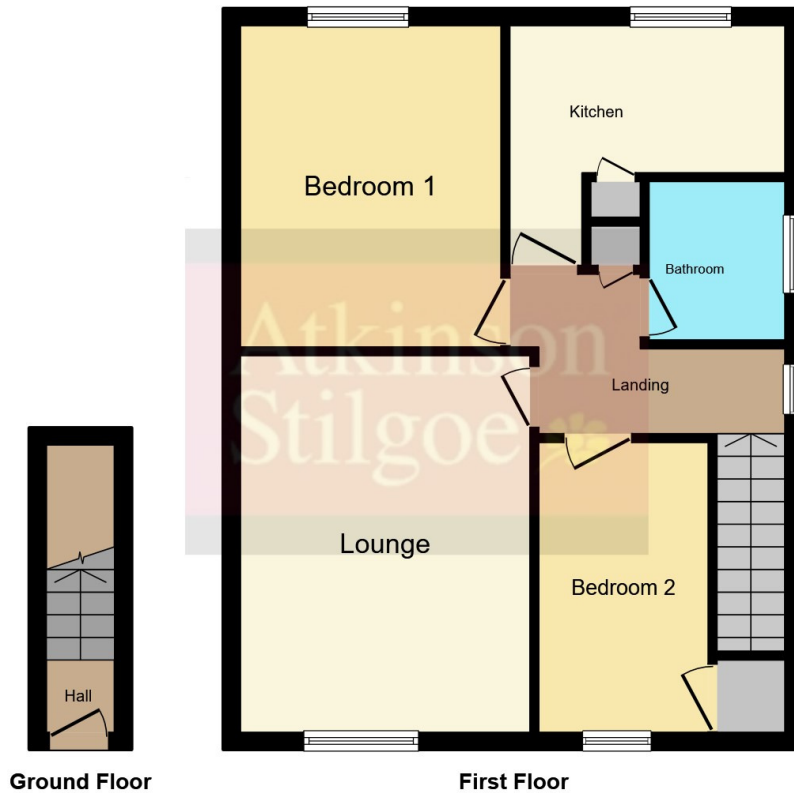
Bathroom

10' 5" x 5' 10" (3.17m x 1.78m)
Modern fitted bathroom suite with bath and shower facilities including window and heated towel rail

Garage En Bloc

Seperate garage en bloc with excellent storage space





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

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29 Warwick Road
 KENILWORTH CV8 1HN

EPC Rating: C Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 723.30

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/KEN305334

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2015. 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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