



Rosemary Mews School Lane Kenilworth CV8 2GS

for sale
£258,000



Property Description

A ground floor apartment with own entrance door in sought after area close to Abbey fields and the Old High Street. Comprising of entrance porch, open plan lounge diner and kitchen, TWO BEDROOMS and bathroom. Communal courtyard, small front garden and allocated parking. MUST BE VIEWED.

Approach

The property is set back from the road behind a raised lawn area on the corner of School Lane, There is a block paved path leading up to the front entrance door with side window leading to

Entrance Hall

Having airing cupboard housing boiler, loft access which is boarded and has shelving and door leading to stairs which leads to

Lounge Diner

18' Max x 11' 8" Max (5.49m Max x 3.56m Max)

Having feature fireplace with electric fire, storage heater, telephone point, TV aerial point, double glazed window to the side elevation having views over Abbey Fields and double glazed window to the rear elevation.

Kitchen Area

9' 5" x 7' 3" (2.87m x 2.21m)

Having a range of wall and base units with work surfaces over, stainless steel sink unit with drainer and mixer tap, tiling, electric oven and hob, plumbing for washing machine, space for fridge/freezer, dishwasher and window overlooking the porch.



Bedroom 1

12' 11" Max x 10' 5" Max (3.94m Max x 3.17m Max)

Having built in wardrobes and drawers, TV aerial point, storage heater and double glazed window to the side elevation.

Bedroom 2

7' 6" Max x 12' 9" (2.29m Max x 3.89m)

Having fitted wardrobes incorporating vanity unit, storage heater and double glazed window to the front elevation.

Bathroom

Having panelled bath with shower over and shower screen, pedestal wash hand basin, low flush WC, tiling, shaver point, storage heater and double glazed window to the front elevation

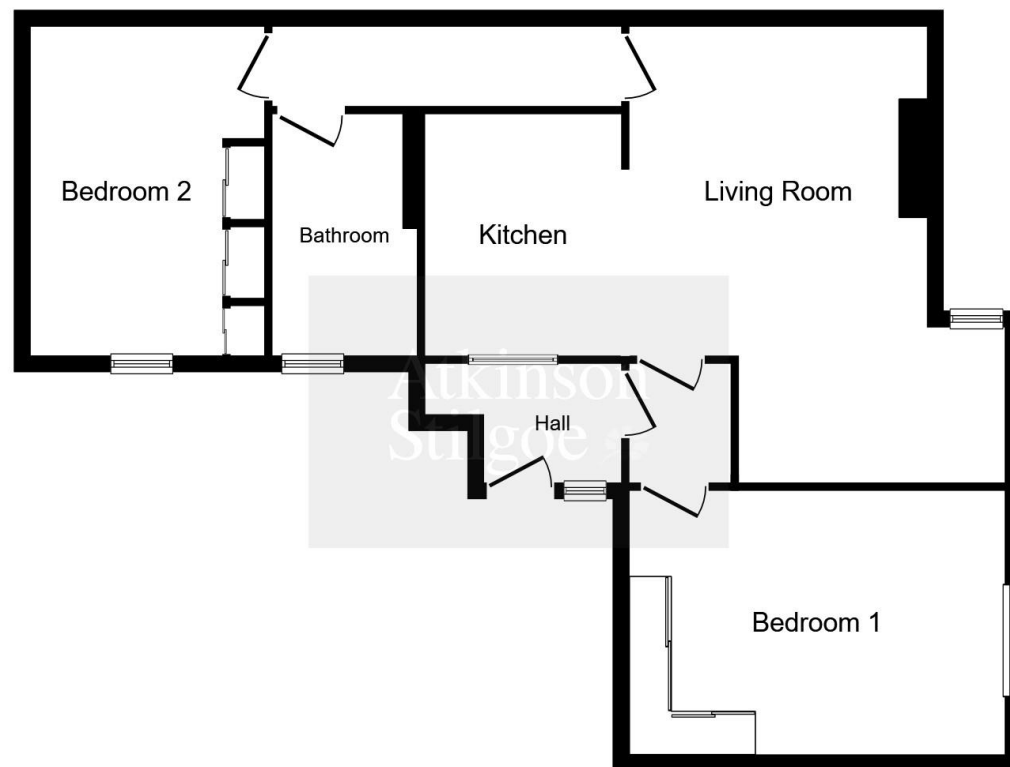
Outside

To the front of the property is a walled fore garden laid mainly to lawn with shrubs and borders, access leading to communal area with allocated and visitor parking spaces.









Ground Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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To view this property please contact Atkinson Stilgoe on

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EPC Rating: E

Tenure: Leasehold

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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