





Property Description

****NO CHAIN****

A first floor ONE BEDROOM apartment within a popular location being within walking distance to local amenities, Kenilworth Town Centre and Abbey Fields. The apartment briefly comprises of: Open plan living / kitchen / dining, one bedroom and bathroom ensuite. Outside there is allocated parking.

Approach

Access via car park with steps rising up to communal entrance.

Entrance

Via communal entrance with steps leading up to apartment, Personal door through to:

Lounge / Diner

12' x 10' (3.66m x 3.05m)

Lounge with space for dining table, electric storage heater, double glazed window to front elevation. Open through to kitchen.

Kitchen

5' 9" x 7' 9" (1.75m x 2.36m)

Kitchen area featuring a range of wall and base mounted units incorporating a stainless steel sink and drainer unit with work surfaces and tiled splashbacks over. Electric cooker point, space for washing machine and under counter fridge, emersion heater in cupboard. Door through to:

Bedroom One

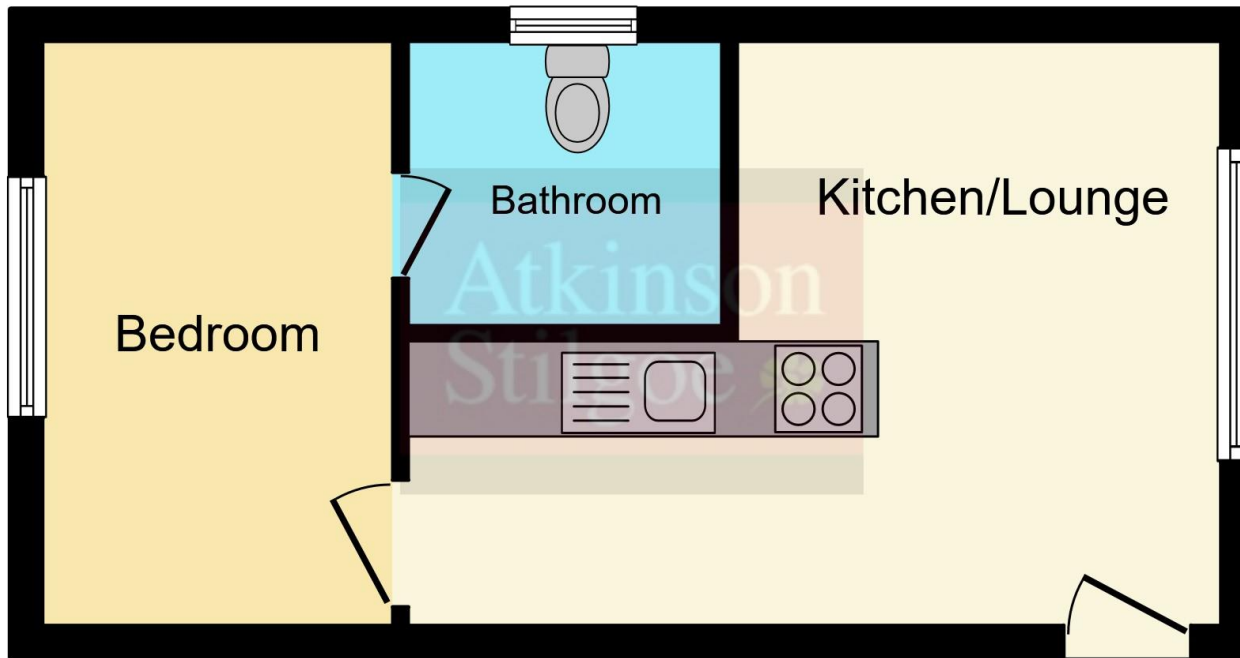
12' x 7' 1" (3.66m x 2.16m)

Light and airy bedroom, looking on to rear elevation, electric storage heater.

Ensuite

Part tiled walls comprising of bath with electric shower over, vanity wash hand basin, wc and double glazed window to side elevation.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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EPC Rating: D

view this property online atkinsonstilgoe.co.uk/Property/KEN305022

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Mar 2014. 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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Property Ref: KEN305022 - 0011



Tenure: Leasehold

