



## 7A, Regency Drive, Kenilworth, CV8 1JE

A nicely presented and well proportioned first floor maisonette located in this well regarded cul-de-sac location close to the town centre of Kenilworth, with garden and garage en-bloc.

**£239,950**



## 7A, Regency Drive, Kenilworth, CV8 1JE

### Briefly Comprising:

Private entrance vestibule hallway and staircase to first floor landing with deep store cupboard, living/dining room, modern refitted kitchen, master bedroom with built-in double wardrobe, additional bedroom with built-in wardrobe, white modern fitted bathroom. Patioed rear garden, garage situated en-bloc, gas radiator heating, upvc double glazing.

### Regency Drive

And John Nash Square, is an excellent location situated just off Queens Road in Kenilworth, which lies a short distance from the main Warwick Road through Kenilworth with associated shops, bars and restaurants. The property is pleasantly set and would suit a first time buyer, downsizer or investor.

### The Property

Is approached via a shared path leading up to...

### Canopy Porch

With upvc obscure double glazed multi pane look entrance door to...

### Entrance Vestibule Hallway

With staircase rising to first floor landing, upvc multi pane style double glazed window to side elevation, refitted six panel doors to all first floor accommodation, radiator, door to deep useful store cupboard.

### Living/Dining Room

10'8" x 16'10" (3.25m x 5.13m)

With upvc multi pane style bow window to front elevation, coved cornicing, radiator.

### Kitchen

10'2" x 8'3" max (3.10m x 2.51m max)

Attractively refitted with a range of base and wall units with contrasting working surface over, inset sink drainer unit with mixer tap, splashback tiling, four point electric hob with Baumatic double oven below and filter hood over, space and plumbing for washing machine, space for refrigerator, upvc multi pane styled double glazed window to rear elevation, downlighter points to ceiling.



#### Bedroom One

10'8" x 11'6" plus built-in wardrobe (3.25m x 3.51m plus built-in wardrobe)

With upvc multi pane style bow window to rear elevation, radiator, double doors to built-in wardrobe with hanging rail and shelf.

#### Bedroom Two (Front)

7'1" x 12'1" (2.16m x 3.68m)

With upvc multi pane style window to front elevation, radiator, door to large built-in wardrobe with hanging rail and shelf.

#### Bathroom

Refitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, bath with mixer tap and shower attachment, full white splashback tiling, multi pane obscure double glazed window to side, double radiator.

#### Outside (Rear)

There is a private rear garden approached via the shared pathway to the side of the property which leads to an enclosed garden, principally laid to paving and surrounded in the main by a combination of brick wall and hedging and fencing with herbaceous plants.

#### Garage

8'6" x 18'6" (2.59m x 5.64m)

With up-and-over door. Situated on bloc to rear as approached from Regency Drive, the garage block is

located almost immediately on the right hand side, with our garage being the first on the right hand side.

#### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 145 year lease with 139 years remaining (20/08/2018), service charge is £0 and ground rent is £25 per annum. Please verify this information with your legal advisers. Further details upon request.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

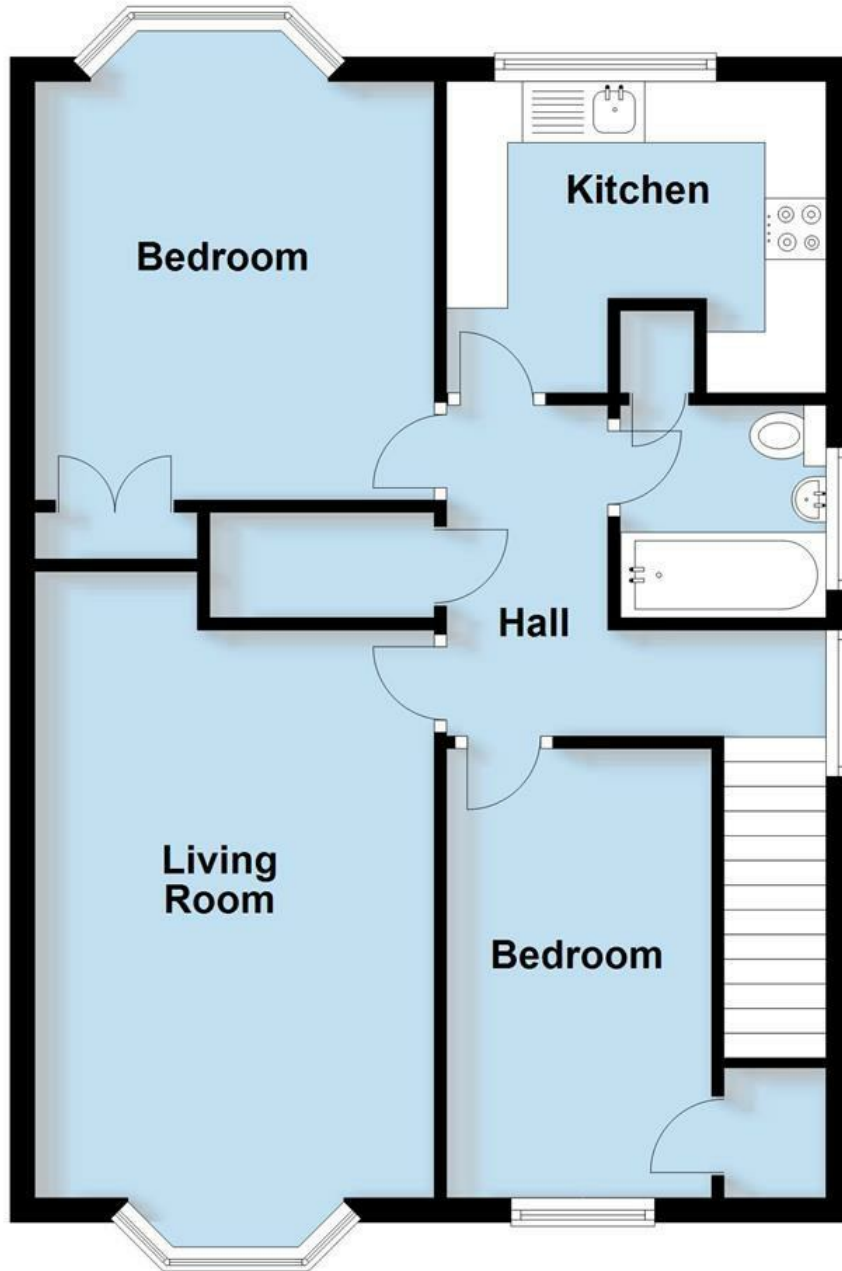
Council Tax Band C.

#### Location

CV8 1JE

# First Floor

Approx. 59.6 sq. metres (642.0 sq. feet)



Total area: approx. 59.6 sq. metres (642.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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