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Kenilworth Court
Styvechale CV3 6JD


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Virtual Tour Available

Shortland Horne are thrilled to market this wonderfully proportioned modern three bedroom duplex apartment located within the highly sought after Kenilworth Court development overlooking the ever so popular War Memorial Park. With a garage en bloc, these superb and spacious apartments rarely come to market so please enquire today to avoid disappointment. EPC D

Situated just a short walk away from Coventry City Centre and The War Memorial Park, the property is ideally placed for access to a range of shops, bars, restaurants and other local amenities. For frequent commuters Coventry Train Station is close by with rail links into London, Birmingham and further afield.

The property itself boasts light and spacious living accommodation throughout, and has recently been modernised providing the perfect residence for a wide range of purchasers ranging from first time buyers right the way through to the investor market.

In Brief this superb property briefly comprises of entrance hall leading to the recently renovated, fully fitted kitchen with a range of wall and base units benefitting from integrated dishwasher and fridge/freezer, a light and airy living room with parquet flooring and door to a private balcony overlooking the War Memorial Park. The ground floor also benefits from a W/C.

To the first floor you will find two double bedrooms and a further single bedroom that has been converted in to a dressing room but can easily be turned back into a third bedroom and a modern family bathroom with freestanding bath and separate shower.

Externally you will find communal gardens, and a garage en bloc.

Expiry date of lease – 994 years remaining.

Current ground rent – none charged

Current service charges - £110PCM, Totaling £1,320 annually

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR









Dimensions

Entrance Hall

Lounge

4.88m x 3.57m

Kitchen/Diner

2.93m x 4.67m

Balcony

W/C

FIRST FLOOR

Bedroom One

2.98m x 5.12m

Bedroom Two

2.86m x 3.58m

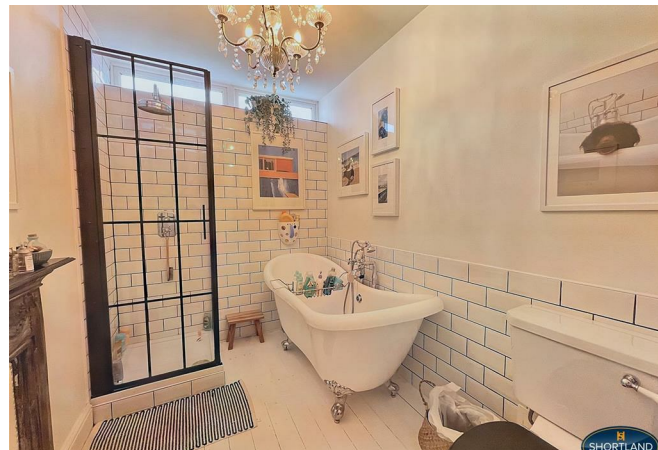
Bedroom Three/ Walk-
in Wardrobe

1.95m x 2.84m

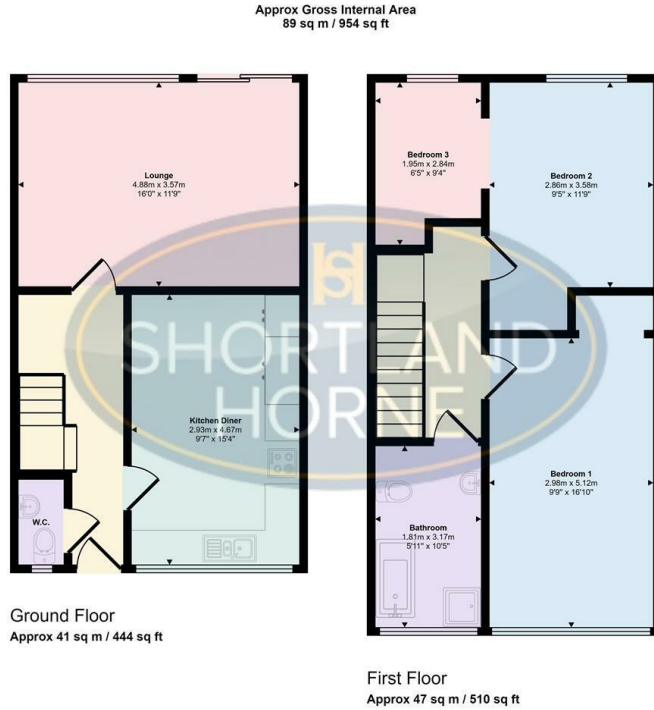
Bathroom

1.81m x 3.17m

Garage

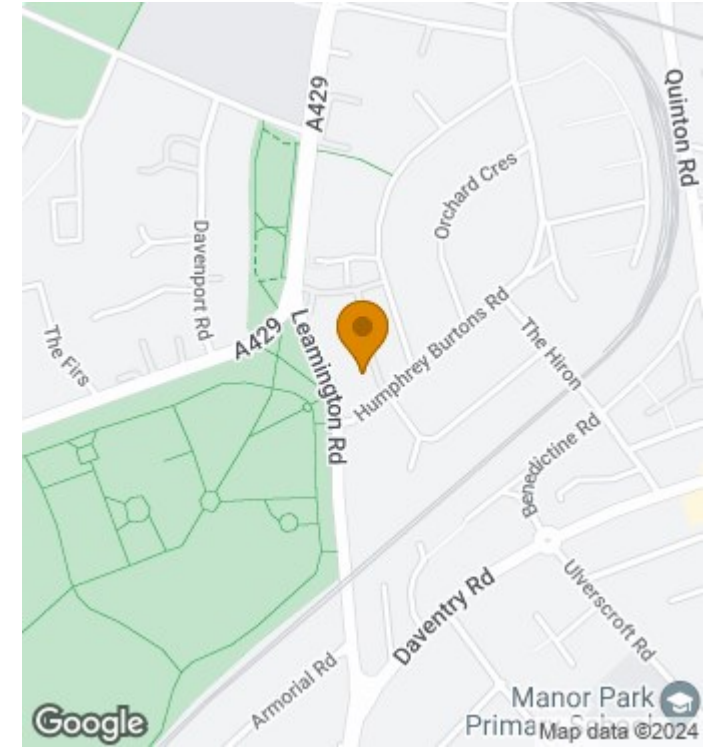


Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Location Map



Total area: 954.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Home.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Home property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

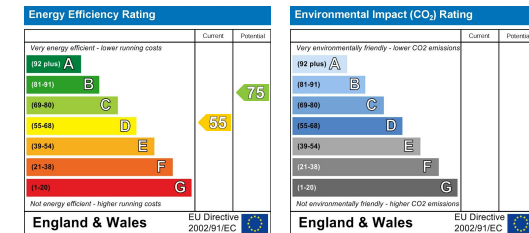
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Home will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

EPC



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