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St. Marys Court
CV8 1JH

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Welcome to St Marys Court in Kenilworth! This charming detached coach house includes a two-bedroom apartment in its own gated environment situated over 5 garages. Situated within walking distance to the town centre, this property offers both convenience and tranquillity.

As you step inside, you are greeted by a spacious open plan lounge, kitchen, and dining room - perfect for entertaining guests or simply relaxing after a long day. The two double bedrooms provide ample space for you to unwind and make your own, while the well-appointed bathroom offers both style and functionality.

One of the standout features of this property is the garage, providing secure parking for your vehicle and additional storage space. The private garden is a delightful bonus, offering a peaceful outdoor retreat where you can enjoy a morning coffee or bask in the afternoon sun.

Offered with no chain, this apartment presents a fantastic opportunity to make it your own without any delays. Don't miss out on the chance to own a piece of Kenilworth in this wonderful location. Contact us today to arrange a viewing and start envisioning your new life at St Marys Court.

The property is currently tenanted. The owner of the property also owns the complete freehold for the house, building and garages plus parking space in front of your own garage.

There is a management company set up for the development company which is just under £50 a month. The cul sac has been recently tarmaced and investing in gates, lighting and gardening enhancing the developments unique character close to town. The owner of the freehold benefits from £50 ground rent a year per garage.

selling quality
property since 1995



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Abbey Fields

Town Centre





Dimensions

Hallway

Lounge/Kitchen/Dining
Room

5.56 x 5.46

Bedroom 1

3.98 x 2.75

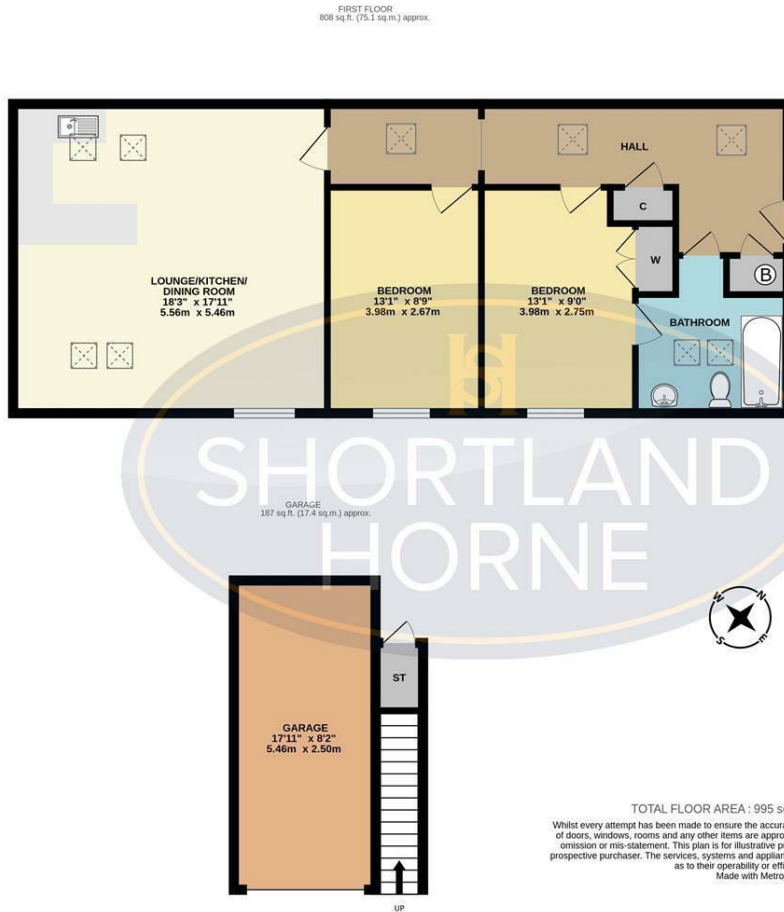
Bedroom 2

3.98 x 2.67

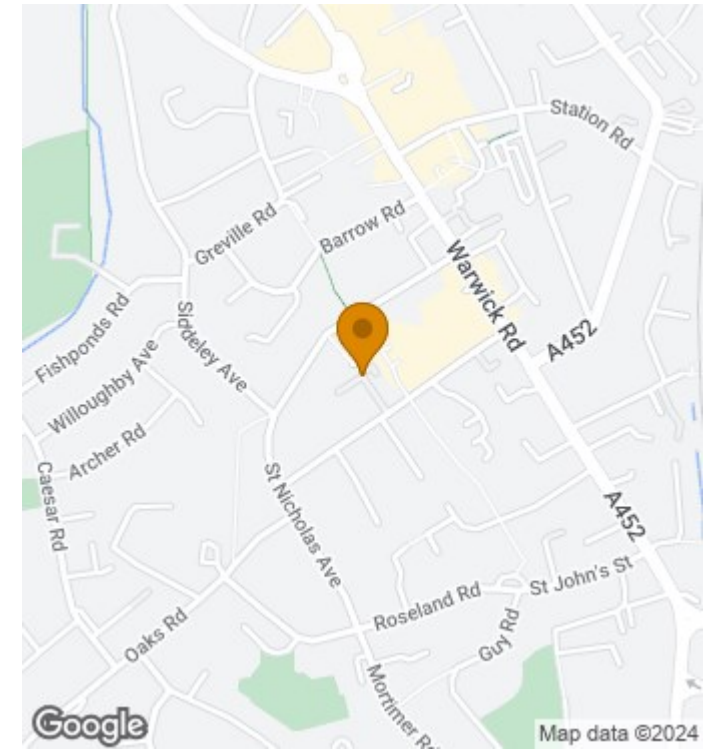
Bathroom



Floor Plan



Location Map



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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 Horne.

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 Horne 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 Horne 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 Horne'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 Horne 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.

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