



ESTATE AGENT
IN KENILWORTH

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RESIDENTIAL



36 Webster Avenue | Kenilworth | CV8 2EJ

£175,000

A spacious and well planned ground floor apartment with two good sized bedrooms, large lounge/diner having rear garden and open green views plus a modern kitchen and bathroom. The property benefits from gas central heating, double glazing and it is immediately available with 'No Chain' involved. Outside is a communal rear garden, storage and clothes drying area.

- Ground Floor Apartment
- Two Good Sized Bedrooms
- Quiet, Convenient Location
- Large Lounge/Diner



Property Description

SECURITY DOOR ENTRY SYSTEM COMMUNAL ENTRANCE HALL:

Personal door to number 36.

ENTRANCE HALL

With security entry phone, radiator, useful storage recess and built in storage cupboard.

LOUNGE/DINER

20' 6" x 11' 7" (6.25m x 3.53m)

Having dual aspect windows, two radiators, broadband connection point, wall mounted gas fire, central heating thermostat and views over communal garden. A very spacious living room with nice views to front and rear.

KITCHEN

10' 4" x 5' 5" (3.15m x 1.65m)

Having an extensive range of modern fitted units to include cupboards, drawers and matching wall units. Round edged work surfaces extending to three walls. Stainless steel sink unit with space and plumbing under for washing machine. Four ring electric hob with electric oven under and extractor hood over. Wall mounted Worcester gas boiler, Xpelair extractor.

BEDROOM ONE

11' 2" x 10' 8" (3.4m x 3.25m)

With radiator and views over open green area to front.

BEDROOM TWO

11' 2" x 6' 9" (3.4m x 2.06m)

With radiator and views over open green area to front.

BATHROOM

7' 6" x 5' 5" (2.29m x 1.65m)

Having panelled bath with mixer tap / shower attachment and glazed shower screen. Pedestal wash basin and W.C. complementary tiling, radiator and shaver point.

OUTSIDE

To the rear is a communal garden area, bin store and drying area.

TENURE:

The property is leasehold held on a term of 125 years from 1st October 1980. IMPORTANT NOTE: The seller has negotiated a 90-year extension of the lease which will be executed when completion takes place to any new buyer. The Ground Rent is £10 per annum. The service charge is variable.



Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

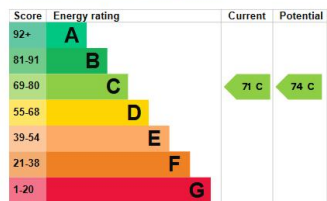
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

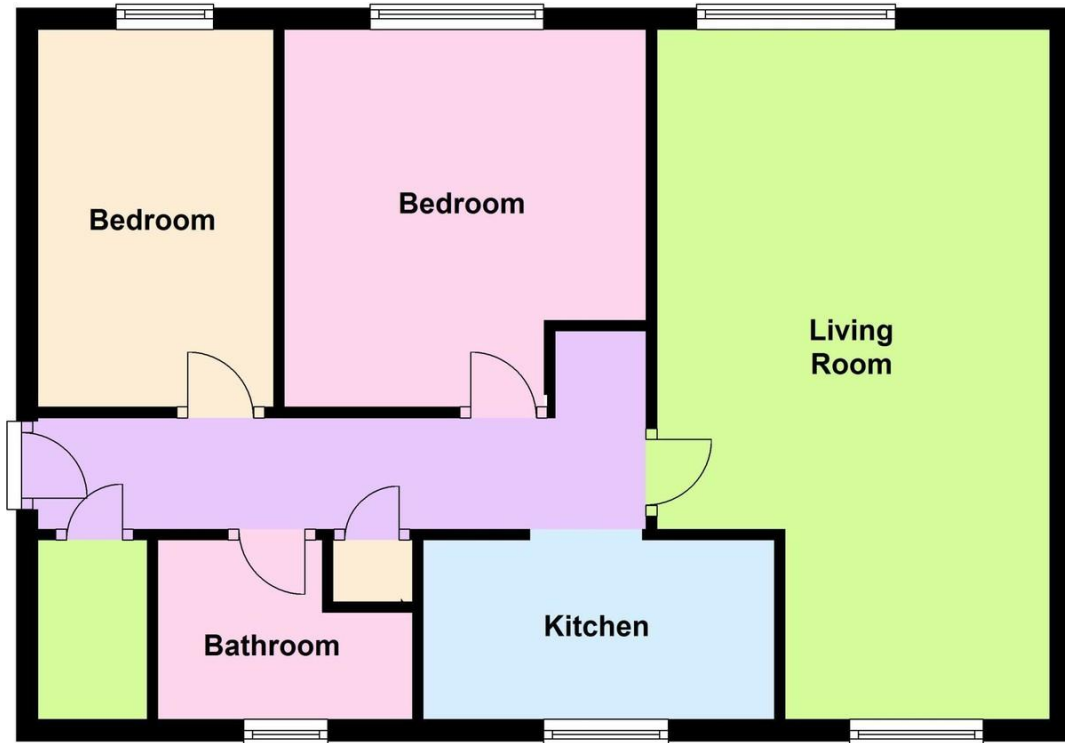


The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements