



Field House, 51 Priory Road

£300,000

- Well Appointed Second Floor Apartment
- Fully Fitted Kitchen With Appliances
- Refitted Quality Shower/Wet Room
- Unallocated Off Road Parking
- Close To Town Centre & Abbey Fields
- Two Double Bedrooms
- EPC Rating C - 78
- Lift Access To All Floors
- Double Glazed & Gas Central Heating
- Warwick District Council Tax Band B

Priory Road, Kenilworth, CV8 1RA

Situated in this highly desirable development adjacent to Abbey Fields and yet only a short stroll to Kenilworth Town Centre and Old Town. The apartment is located on the second floor and benefits lift access and a south facing aspect with views over school playing fields. The accommodation is double glazed and gas central heated and comprises a central hallway with coats cupboards and all oak panel doors off to the lounge with dual aspect windows and a feature fireplace. From the lounge you access the refitted kitchen with pelmet lighting and appliances that include a dishwasher, washing machine, fridge freezer, cooker, hob and combination microwave. There are two double bedrooms and a modern shower/wet room with a thermostatic shower. Outside is unallocated parking and well maintained grounds.

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Council Tax Band: B



Communal Hallway

There is a small lobby and beyond is the communal hallway and landing. The apartment is serviced with a lift to each floor.

Reception Hallway

With a security intercom, radiator, coats cupboard, airing cupboard housing space for a dryer, wall light, engineered wood flooring and oak panel doors off to

Lounge

With twin aspect double glazed windows, both with radiators beneath, two wall light points and a stone fireplace with matching hearth and housing a coal effect electric fire. Coving to ceiling and door into the fitted kitchen.

Fitted Kitchen

Fitted with a range of modern wall and base units. The base units have a stone effect roll topped work surface over with an inset stainless steel sink unit set beneath the double glazed window to the side. Tiling to splashbacks. Four ring gas hob with an extractor canopy over, eye level oven with further combination microwave, integrated fridge freezer, dishwasher and a washing machine. Vinyl flooring.

Bedroom One

With a double glazed window to the side, radiator and built in sliding wardrobe.

Double glazed window to the fore with a radiator beneath.

Shower/Wet Room

Refitted with a wet room design that comprises a thermostatic shower with sump pump, vanity wash hand basin with hot and cold taps and a concealed cistern w.c. Wall hung medicine cabinet and vanity mirror. Tiling to full height, extract fan and a chrome heated towel rail.

Unallocated Parking

To the front and side of the apartment block are parking bays. However these are unallocated and available on a first come first serve basis.

Leasehold Information

Field House, Priory Road is managed by Marston Property Management Ltd with an annual management charge of £1,740. The Lease is for 189 years from the 29th September 1983 expiring on the 28th September 2172, leaving 146 years on the lease. Peppercorn Ground Rent is payable to Abbey Flats Management Limited.

Communal Gardens

Mainly laid to lawn, with mature borders and shrubbery.

Services

All main services are connected (water gas & electric) the property is on main sewers.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

1 Mbps

Superfast

260 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

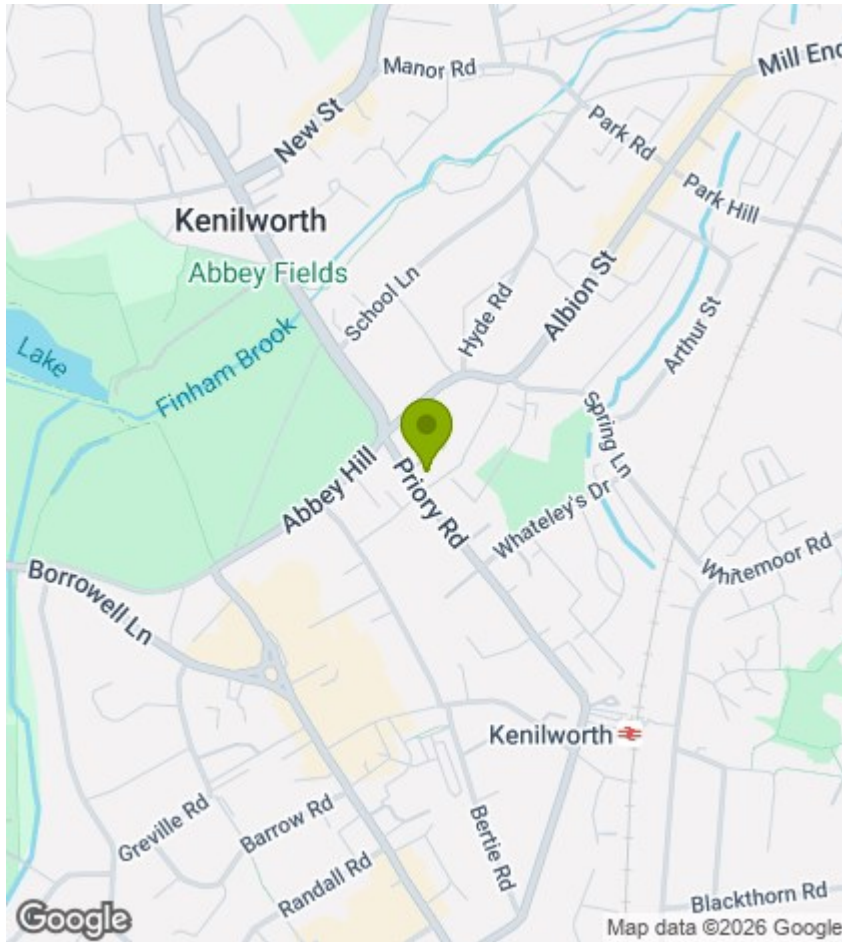
BT

Sky

Fixtures and Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

Bedroom Two



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

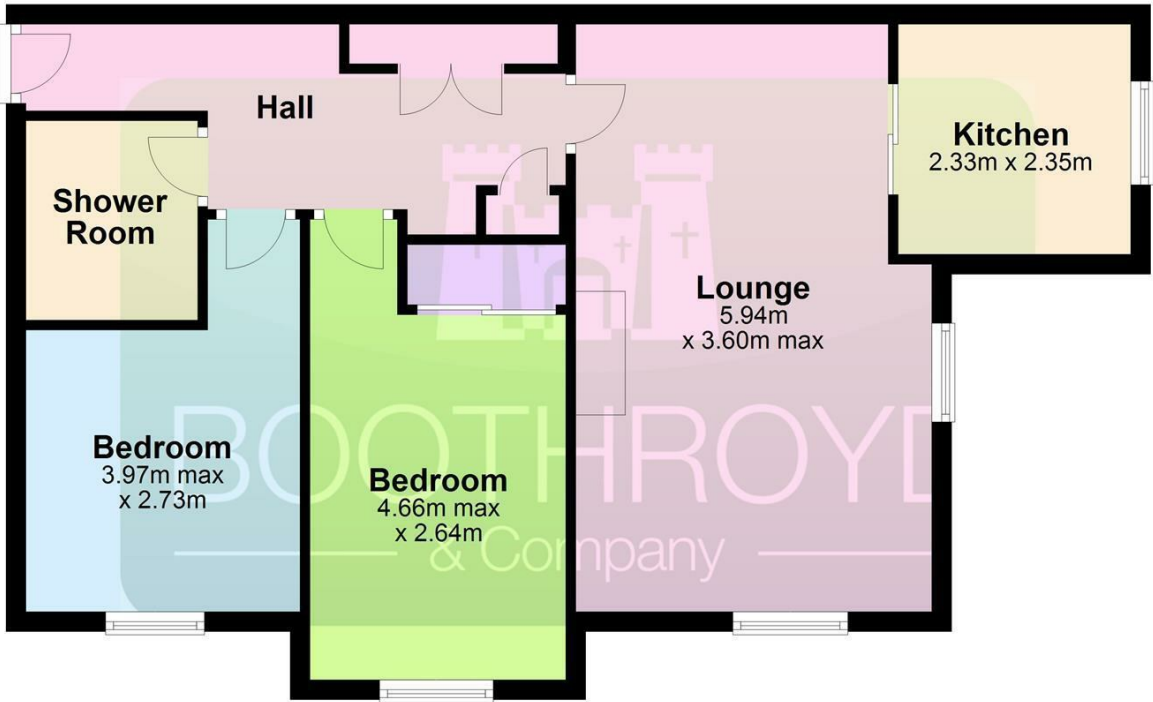
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	

Second Floor

Approx. 61.0 sq. metres



Total area: approx. 61.0 sq. metres