JULIE PHILPOT
RESIDENTIAL







## Coniston Grange |Priory Road |Kenilworth | CV8 1LL

£165,000

An immaculately presented and recently modernised first floor apartment located to the front of this popular and sought after small development for those over 55 who want to have independent living whilst being within an easy walk of the town centre, train station, Abbey Fields and Castle. This superb property is ready to move straight into and is immediately available. To the outside is the communal rear garden and parking.

- No Chain Involved
- One Double Bedroom
- Modernised & Ready To Move Into
- Viewing Essential





## Property Description

**CONISTON GRANGE**

This is a very popular small development for those over 55 who want to enjoy independent living with the excellent town centre facilities on the doorstep. There is a secure entryphone system leading to the communal hallways with a lift and staircase to all floors. Also on the ground floor is the resident's laundry room and there is a guest suite for any owner's visitors. The seller has recently replaced the kitchen and bathroom, has installed new double glazed windows along with an upgraded, efficient electric heating system. The apartment has also been professionally redecorated throughout and has new carpeting ensuring it is now ready for the new owner to move straight into.

**ENTRANCE PORCH**

Having security entry system.

**COMMUNAL ENTRANCE HALL**

With the lift and a staircase to all floors. On this floor will also be found the residents laundry room with washing machines, tumble dryers and a fitted sink unit.

**FIRST FLOOR**

**PERSONAL ENTRANCE DOOR TO NUMBER 11**

**HALLWAY**

Having a spacious built in storage cupboard and further cloaks storage. Electric radiator heater.

**LIVING ROOM**

15' 5" x 10' 4" (4.7m x 3.15m)
Having electric radiator style heater and a nice street scene sunny aspect to the front.

## RE-FITTED KITCHEN

8' 2" x 7' 2" (2.49m x 2.18m)

A professionally re-fitted and well planned kitchen having a range of cupboard and drawer units with matching wall units, corner space saving pull out storage unit and integrated appliances to include a slimline dishwasher, four ring hob, electric oven, extractor hood and glass splashback.

## BATHROOM

Having been refitted with a large shower enclosure, w.c and vanity wash basin with storage cupboard under and mirrored cabinet over. Complementary tiling.

## DOUBLE BEDROOM

13' 5" x 9' 7" (4.09m x 2.92m)

A generous double bedroom having built in double wardrobes, electric radiator design heater and airing cupboard.

## OUTSIDE

## PARKING

There is off road parking for the owners which is not allocated. There is also the opportunity to purchase residents permits for on street parking if desired.

## COMMUNAL GARDENS

The attractive gardens at Coniston Grange are delightful being primarily laid to lawn with well stocked mature shrubbery borders plus a summerhouse and having garden furniture for the owners and residents use.

## TENURE

The property is a SHARE OF FREEHOLD, the Managing Agents are Loveitts and the Service Charges are £156.00 per month.







## Tenure

Share of Freehold

## Council Tax Band

B

## Viewing Arrangements

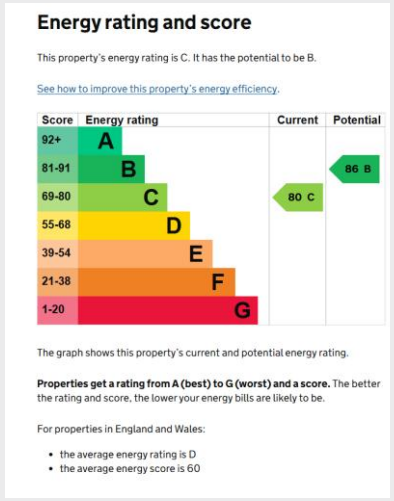
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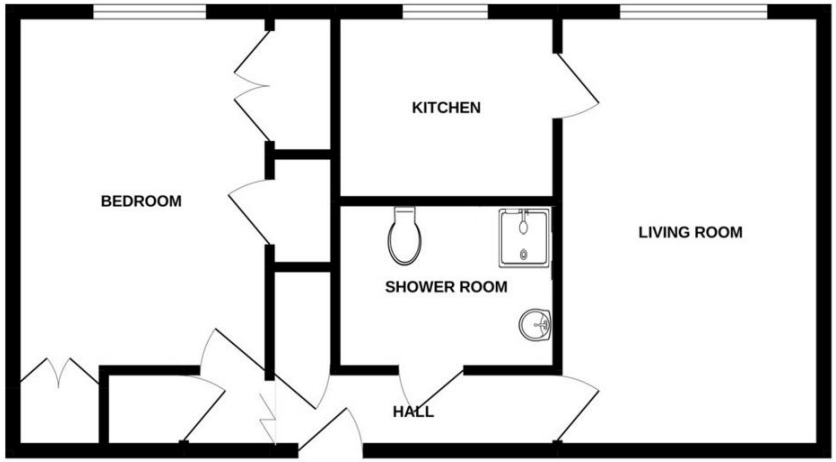
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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