



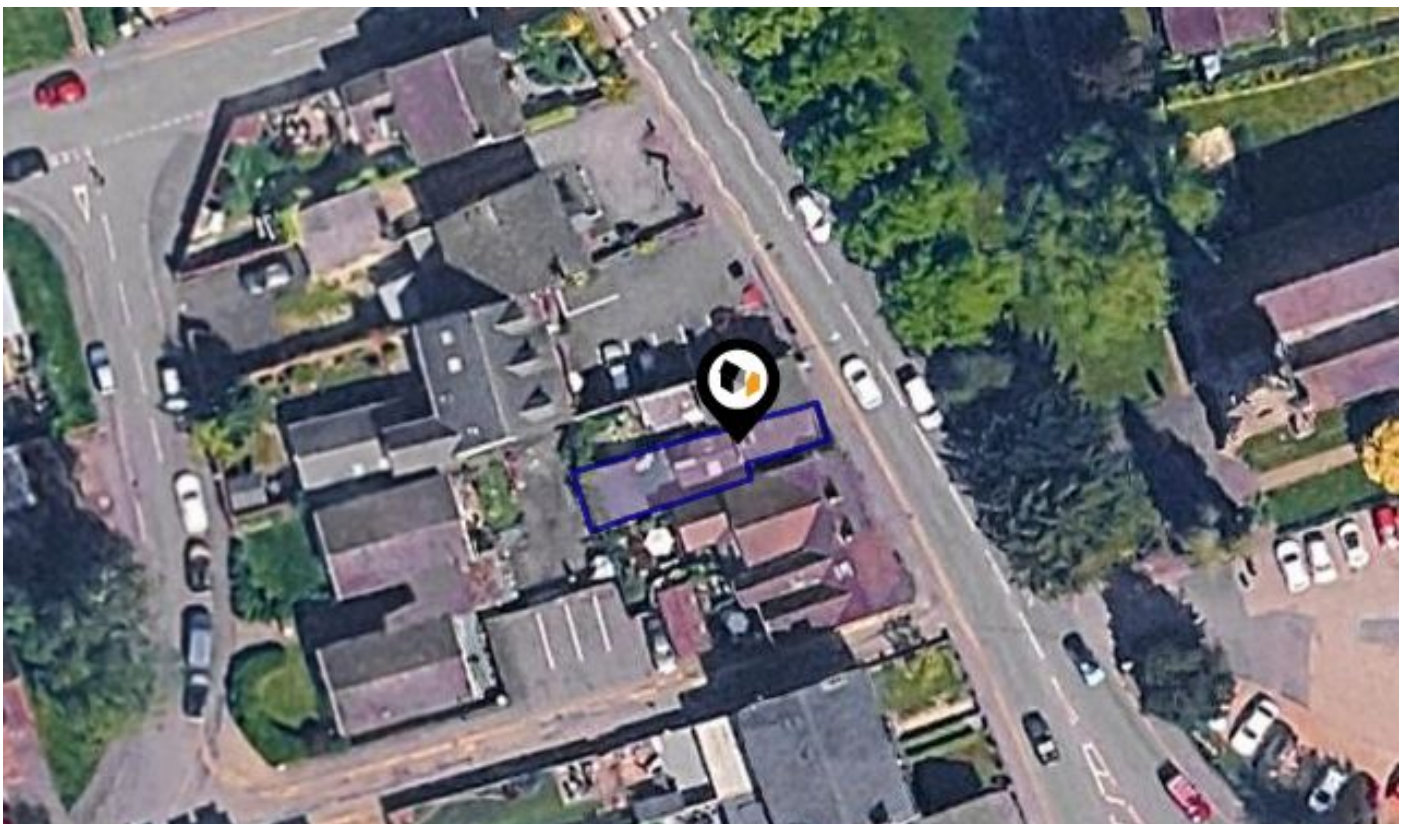
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 13th May 2026**



## WARWICK ROAD, KENILWORTH, CV8

**Guide Price** : £250,000

### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

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#### **Your property details in brief.....**

Semi detached period cottage opposite St Johns Church

Currently used for commercial purposes

Full planning approval for residential usage (Class E) to a 1-bed single dwelling (Class C3)

Planning approval Reference W/25/0797( Alternative Reference PP-14072646)

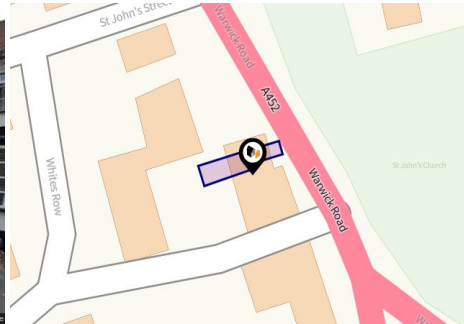
South West facing gardens to rear

Presented in good decorative order with WC, kitchen and first floor office space

Ideally situated within easy reach of the A46, M40 & Midlands motorway network

NO EPC REQUIRED, Total 594 Sq.Ft or 55.2 Sq.M

**These details do not form part of any legally binding contract or offer and are presented as an indicator of property key features. For all enquiries, questions, queries and concerns please contact us on [sales@walmsleysthewaytomove.co.uk](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**



## Property

**Type:** Shop / Showroom  
**Bedrooms:** 1  
**Plot Area:** 0.02 acres  
**Title Number:** WK414585

**Guide Price:** £250,000  
**Tenure:** Leasehold

## Local Area

**Local Authority:** Warwickshire  
**Conservation Area:** Kenilworth  
**Flood Risk:**  
 • Rivers & Seas: Very low  
 • Surface Water: Very low

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

<b>13</b> mb/s	<b>80</b> mb/s	<b>330</b> mb/s

**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**



# Planning History

## This Address



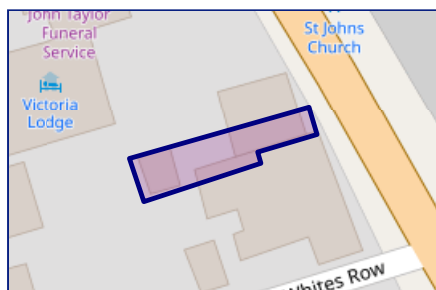
Planning records for: *Warwick Road, Kenilworth, CV8*

Reference - W/10/1395	
<b>Decision:</b>	Decided
<b>Date:</b>	21st October 2010
<b>Description:</b>	Erection of timber building (retrospective application)

Reference - W/25/0797	
<b>Decision:</b>	Decided
<b>Date:</b>	05th June 2025
<b>Description:</b>	Application for prior approval for a change of use from offices (Class E) to a 1-bed single dwelling (Class C3) under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

## Freehold Title Plan

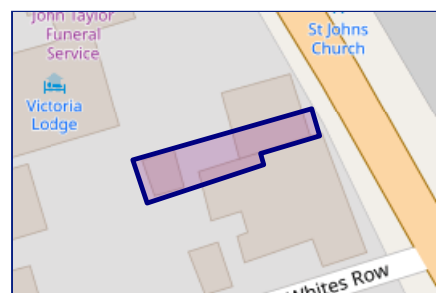
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**WK279742**

## Leasehold Title Plan

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**WK414585**

Start Date: 24/03/2004  
End Date: 25/03/2019  
Lease Term: 15 years from 25 March 2004  
Term Remaining: Expired

# Market Sold in Street



<b>202, Warwick Road, Kenilworth, CV8 1HU</b>			Detached House
Last Sold Date:	01/10/2024		
Last Sold Price:	£515,000		
<b>194, Warwick Road, Kenilworth, CV8 1HU</b>			Terraced House
Last Sold Date:	31/10/2019		
Last Sold Price:	£220,000		
<b>180, Warwick Road, Kenilworth, CV8 1HU</b>			Detached House
Last Sold Date:	13/01/2017		
Last Sold Price:	£550,000		
<b>186, Warwick Road, Kenilworth, CV8 1HU</b>			Semi-detached House
Last Sold Date:	17/08/2016	24/04/2003	25/06/2001
Last Sold Price:	£450,000	£185,000	£166,500
<b>192, Warwick Road, Kenilworth, CV8 1HU</b>			Terraced House
Last Sold Date:	11/11/2014	14/06/2007	06/08/2004
Last Sold Price:	£587,500	£535,000	£248,000
<b>198, Warwick Road, Kenilworth, CV8 1HU</b>			Terraced House
Last Sold Date:	23/09/2014	03/05/2002	
Last Sold Price:	£335,000	£194,000	
<b>190, Warwick Road, Kenilworth, CV8 1HU</b>			Semi-detached House
Last Sold Date:	18/08/2011		
Last Sold Price:	£420,000		
<b>188, Warwick Road, Kenilworth, CV8 1HU</b>			Semi-detached House
Last Sold Date:	12/11/2009		
Last Sold Price:	£250,000		
<b>182, Warwick Road, Kenilworth, CV8 1HU</b>			Semi-detached House
Last Sold Date:	16/12/2005	26/11/1999	
Last Sold Price:	£133,000	£80,000	
<b>184, Warwick Road, Kenilworth, CV8 1HU</b>			Semi-detached House
Last Sold Date:	25/03/2004	30/07/1998	
Last Sold Price:	£120,000	£46,500	
<b>Rear, 188, Warwick Road, Kenilworth, CV8 1HU</b>			Detached House
Last Sold Date:	23/03/2001		
Last Sold Price:	£170,000		
<b>176, Warwick Road, Kenilworth, CV8 1HU</b>			Terraced House
Last Sold Date:	31/08/2000		
Last Sold Price:	£120,000		

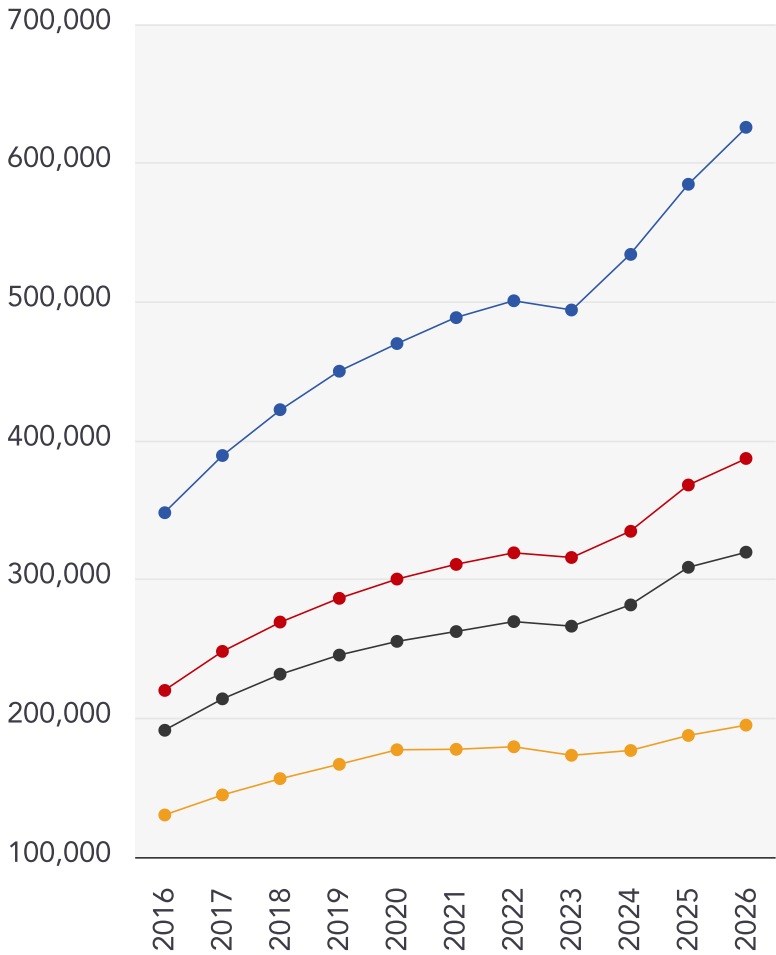
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV8



Detached

**+79.78%**

Semi-Detached

**+75.95%**

Terraced

**+67.07%**

Flat

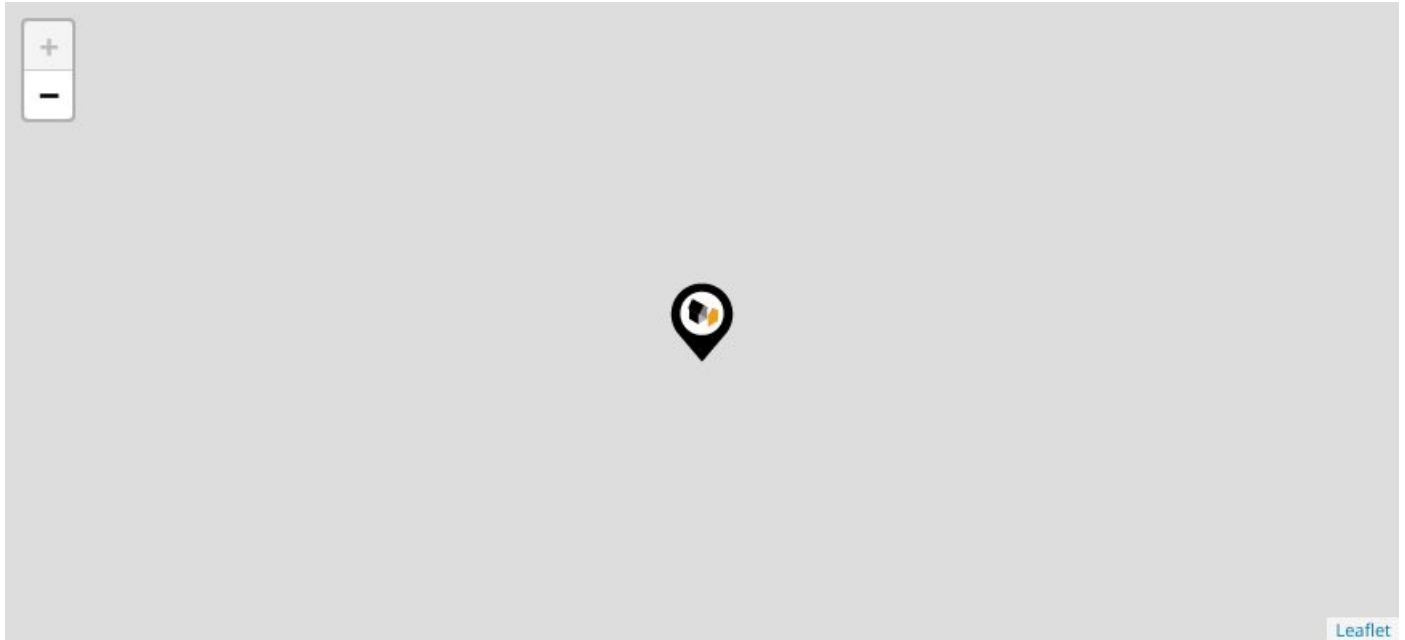
**+49.69%**

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

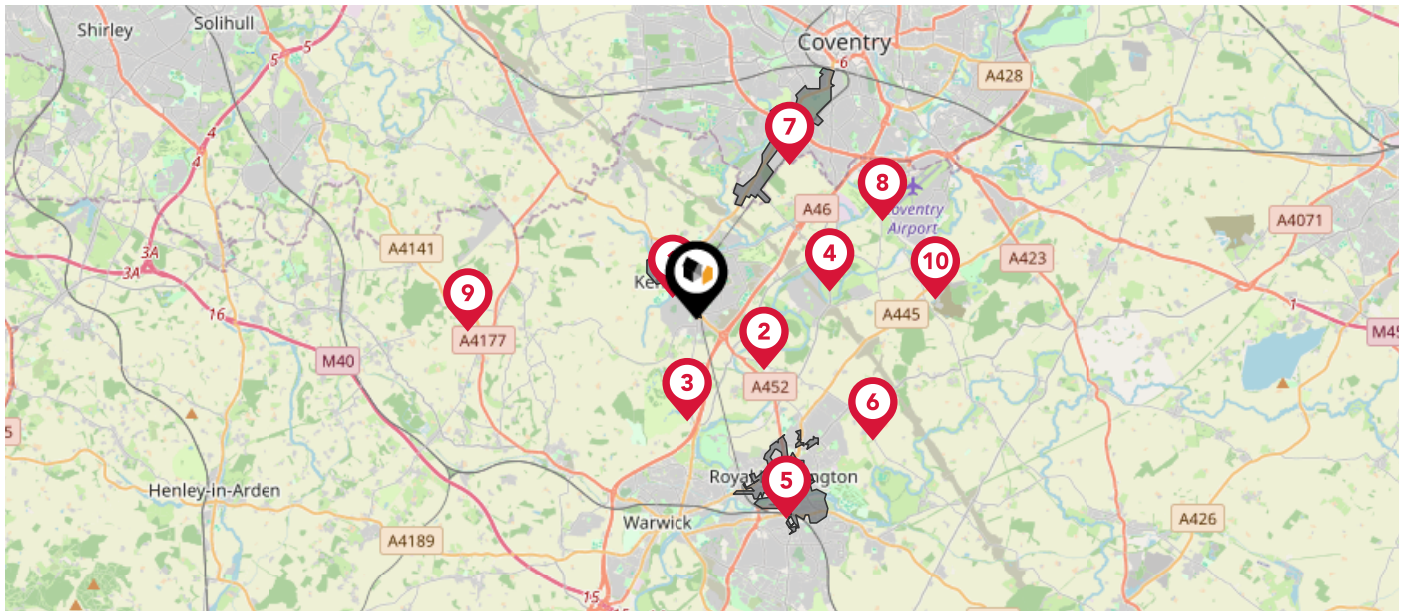
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

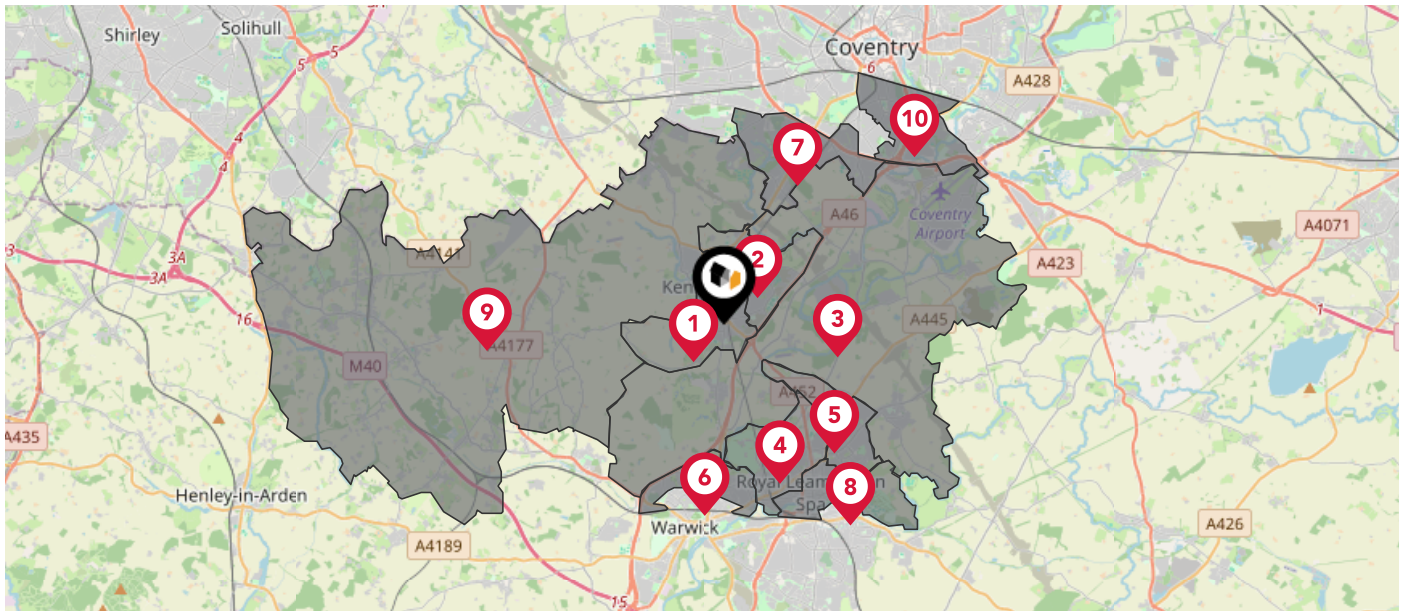
- 1 Kenilworth
- 2 Ashow
- 3 Leek Wootton
- 4 Stoneleigh
- 5 Royal Leamington Spa
- 6 Cubbington
- 7 Kenilworth Road
- 8 Baginton
- 9 Wroxall
- 10 Bubbenhall

# Maps

## Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

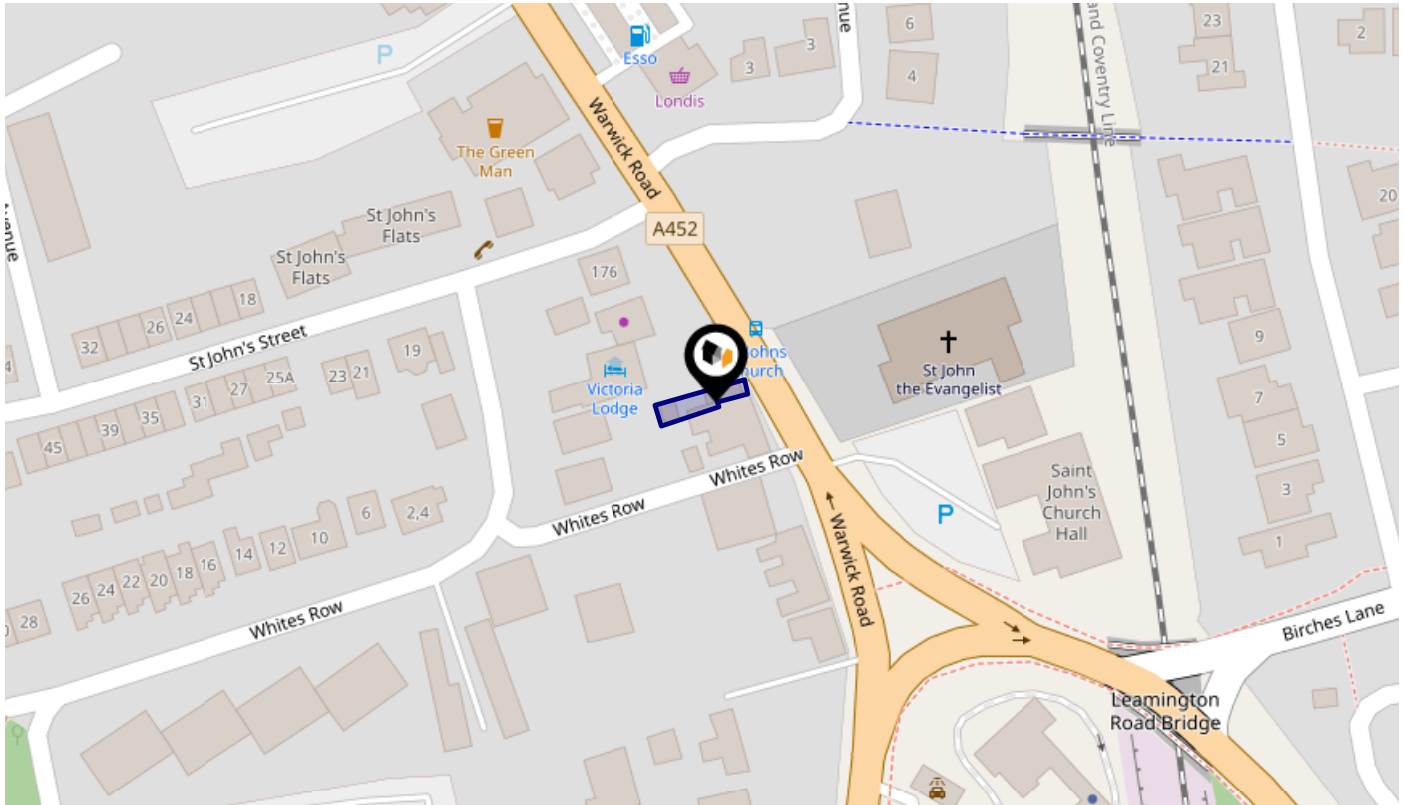
- 1 Kenilworth St. John's Ward
- 2 Kenilworth Park Hill Ward
- 3 Cubbington & Leek Wootton Ward
- 4 Leamington Milverton Ward
- 5 Leamington Lillington Ward
- 6 Warwick All Saints & Woodloes Ward
- 7 Wainbody Ward
- 8 Leamington Clarendon Ward
- 9 Kenilworth Abbey & Arden Ward
- 10 Cheylesmore Ward

# Maps

## Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

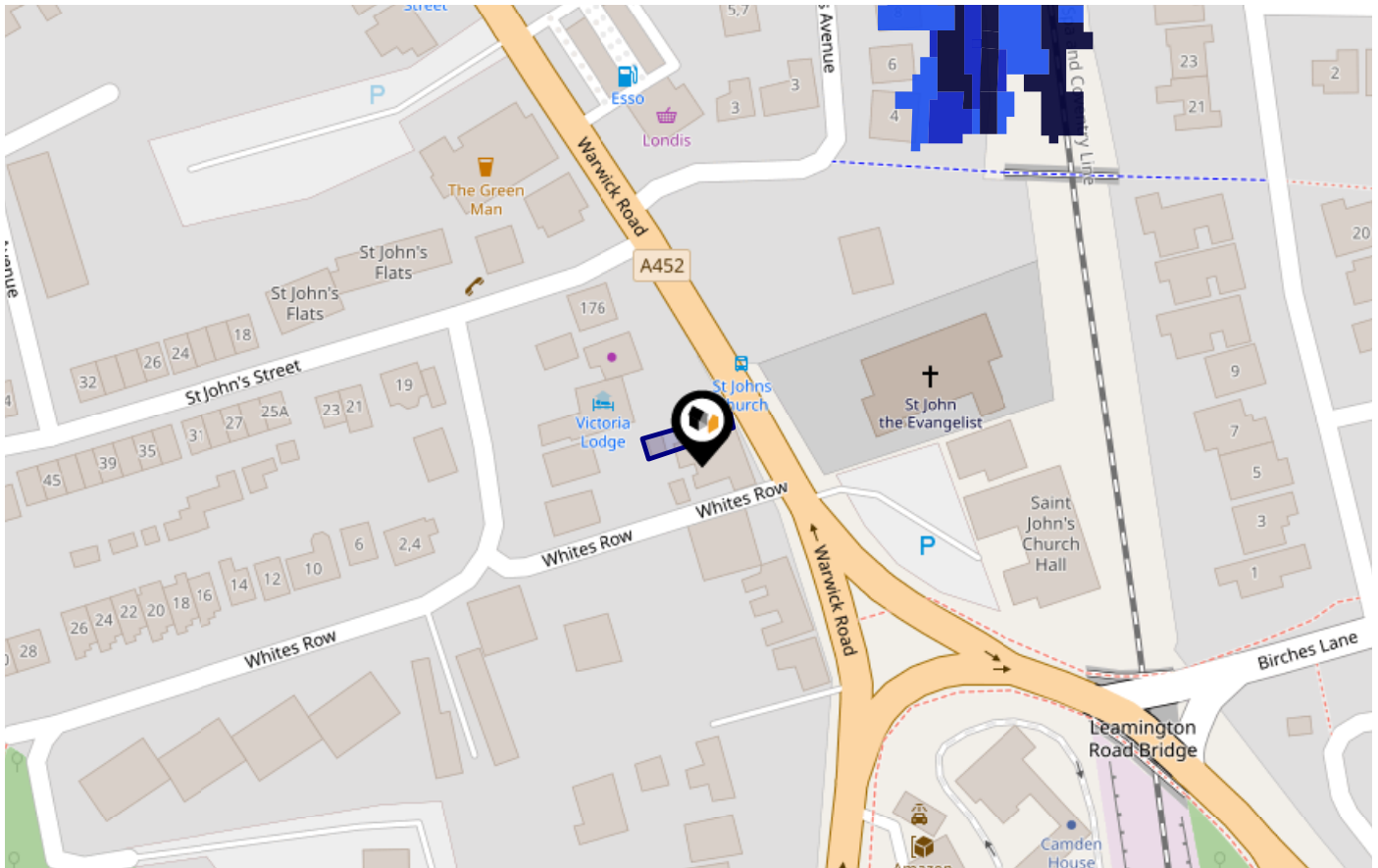
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

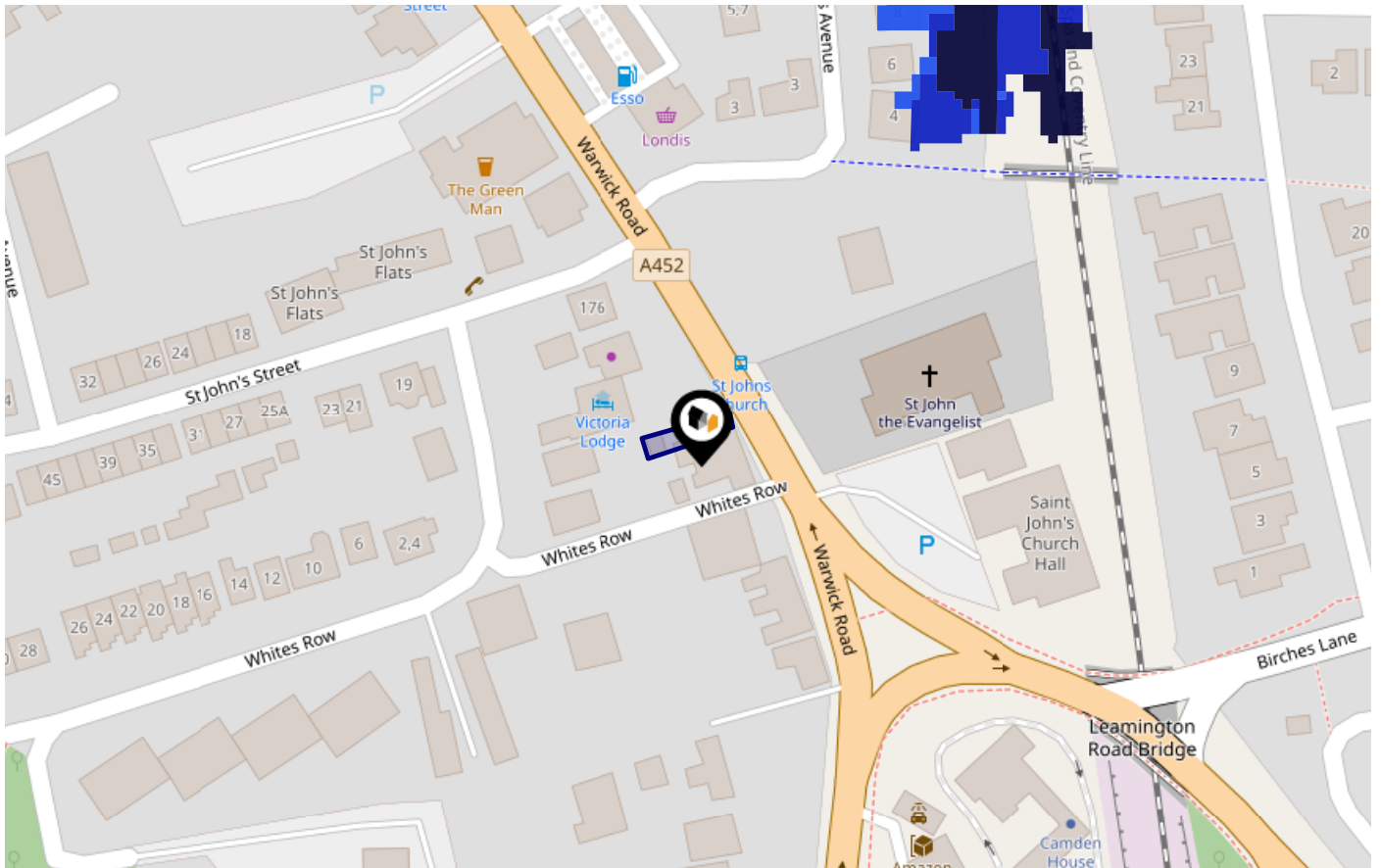


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

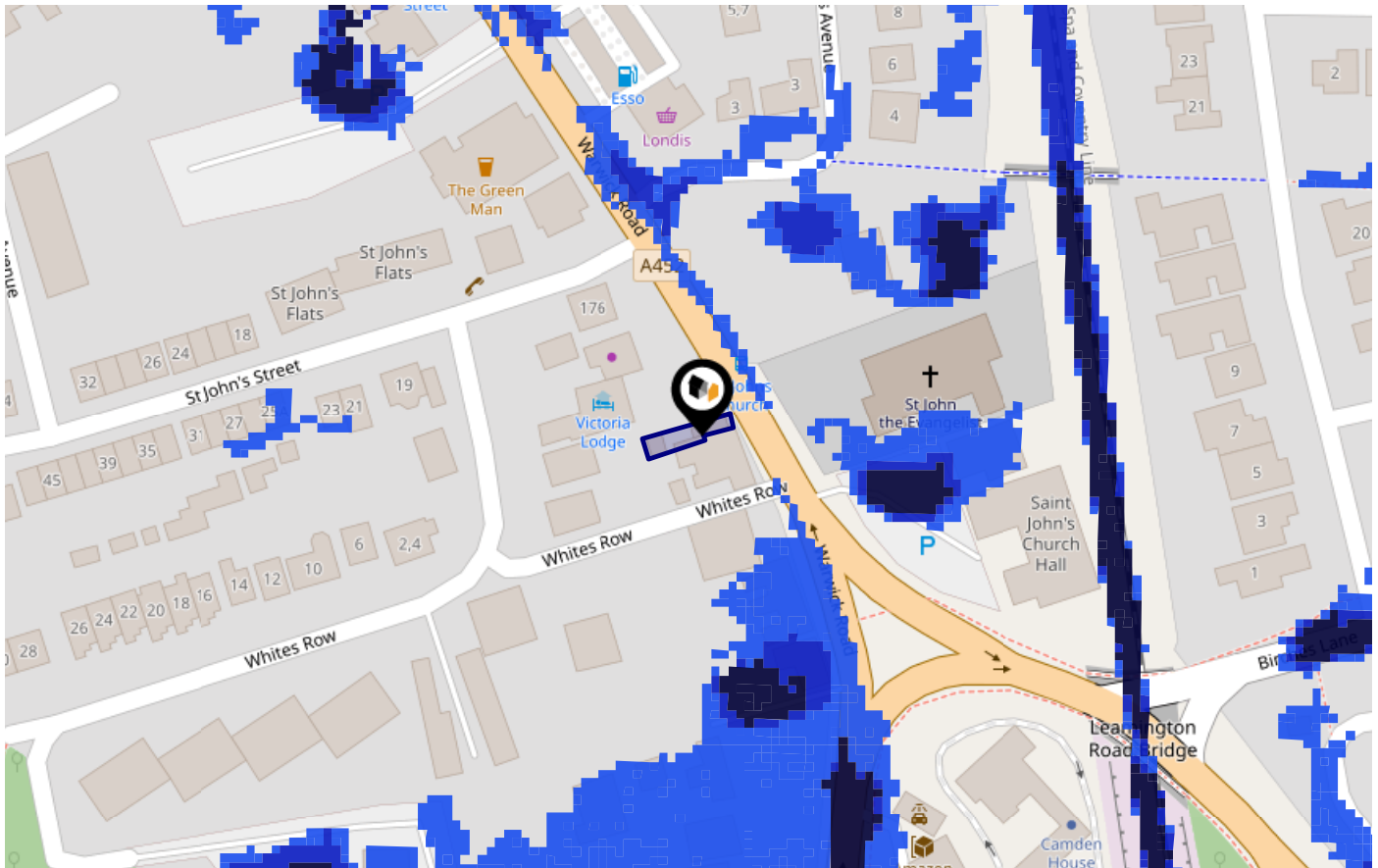


# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

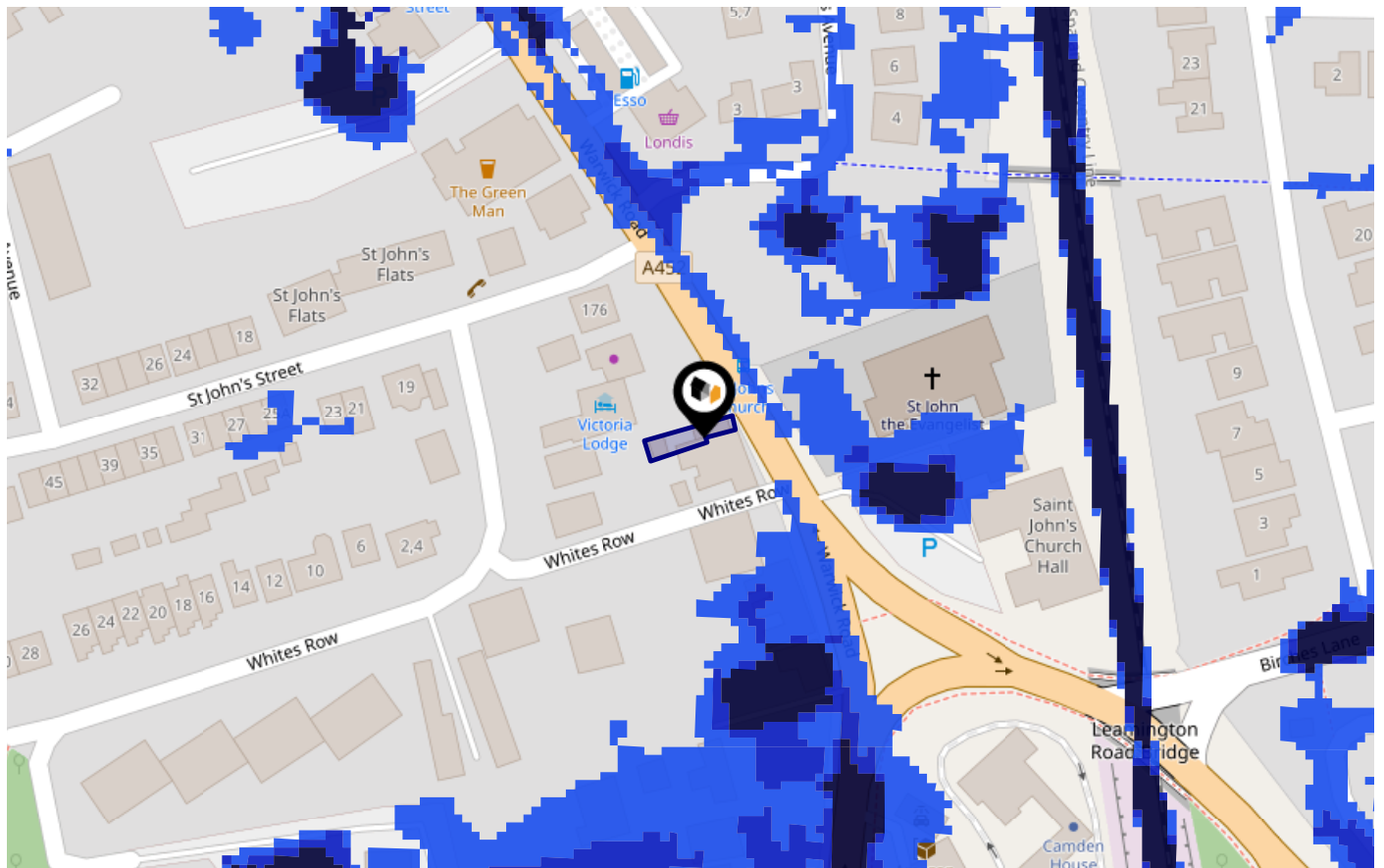


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

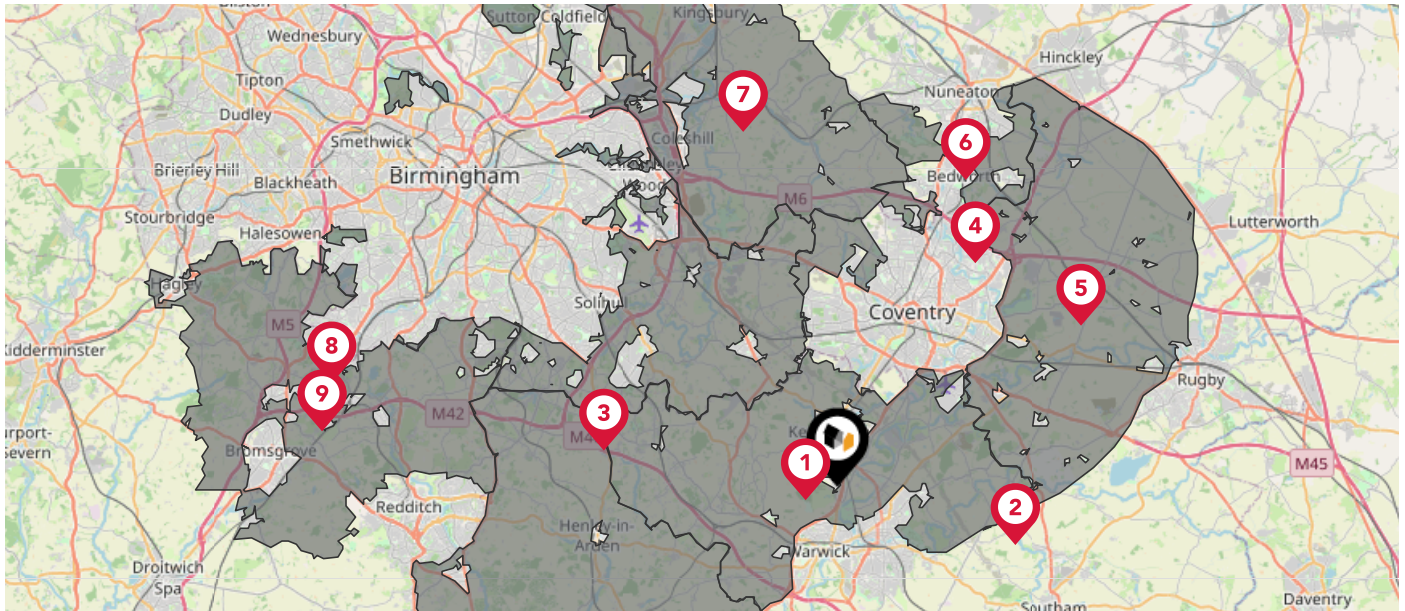


# Maps

## Green Belt



This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

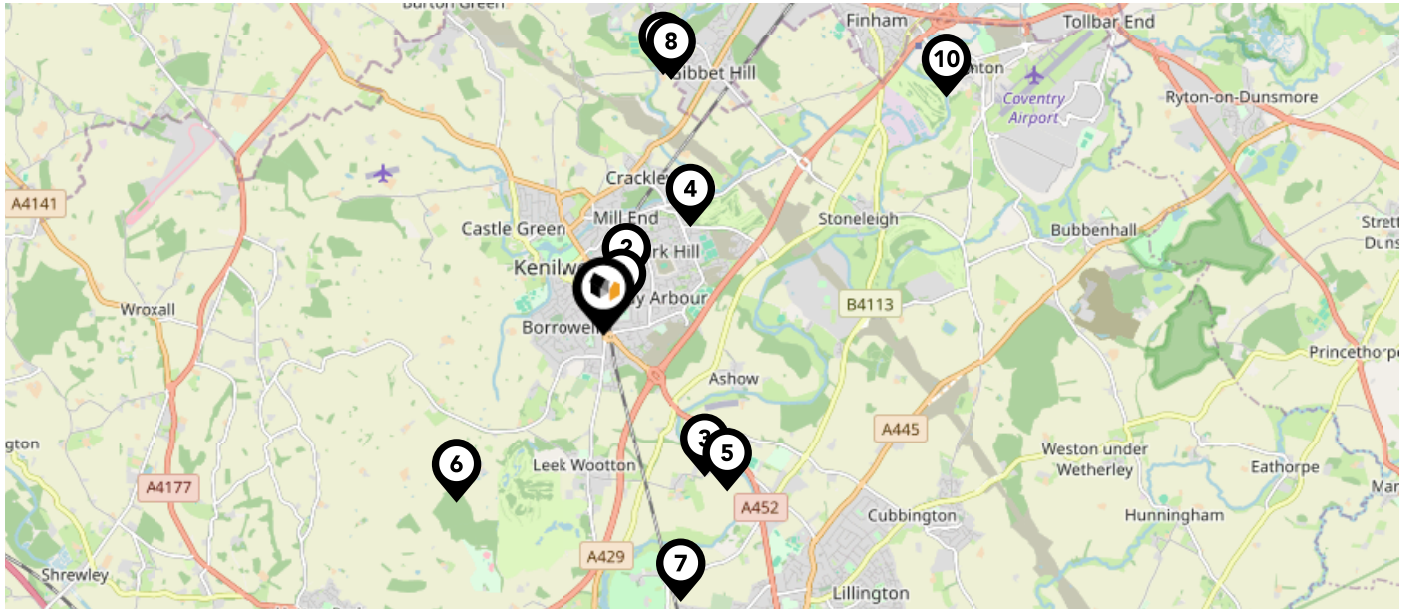
- 1 Birmingham Green Belt - Warwick
- 2 Birmingham Green Belt - Stratford-on-Avon
- 3 Birmingham Green Belt - Solihull
- 4 Birmingham Green Belt - Coventry
- 5 Birmingham Green Belt - Rugby
- 6 Birmingham Green Belt - Nuneaton and Bedworth
- 7 Birmingham Green Belt - North Warwickshire
- 8 Birmingham Green Belt - Birmingham
- 9 Birmingham Green Belt - Bromsgrove

# Maps

## Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

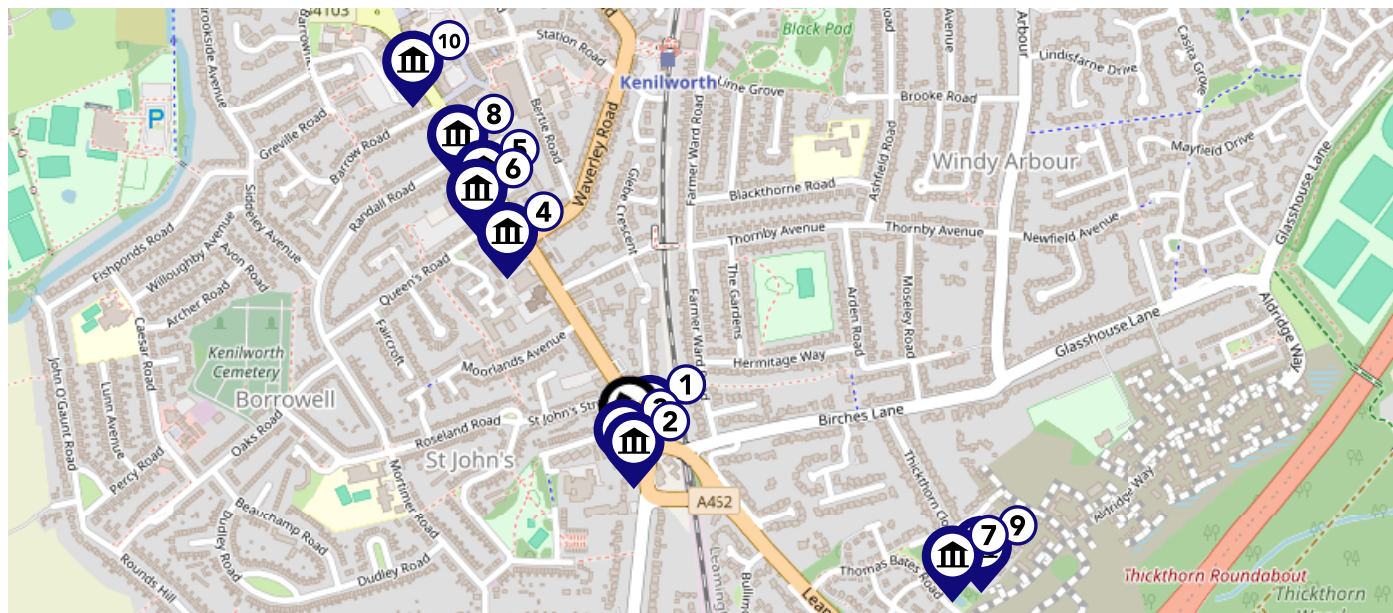
<b>1</b>	Warwick District Council Landfill Site-Off Farmer Ward Road, Castle End, Kenilworth, Warwickshire	Historic Landfill <input type="checkbox"/>
<b>2</b>	Cherry Orchard Tip-Whitemoon Road, Warwickshire	Historic Landfill <input type="checkbox"/>
<b>3</b>	New Farm-Chesford Bridge, Blackdown, Leamington Spa, Warwickshire	Historic Landfill <input type="checkbox"/>
<b>4</b>	The Old Sewerage Works, Off Dalehouse Lane, Kenilworth-Old Sewerage Works, Dalehouse Lane, Kenilworth, Warwickshire	Historic Landfill <input type="checkbox"/>
<b>5</b>	Mill House Disused Sluice Adjacent Blackdown Mill-A452, Blackdown Mill, Leamington Spa, Warwickshire	Historic Landfill <input type="checkbox"/>
<b>6</b>	Goodrest Farm-Rouncil Lane, Kenilworth, Warwickshire	Historic Landfill <input type="checkbox"/>
<b>7</b>	EA/EPR/RP3795CT/A001	Active Landfill <input checked="" type="checkbox"/>
<b>8</b>	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill <input type="checkbox"/>
<b>9</b>	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill <input type="checkbox"/>
<b>10</b>	Hall Drive-Baginton	Historic Landfill <input type="checkbox"/>











# Maps

## Listed Buildings

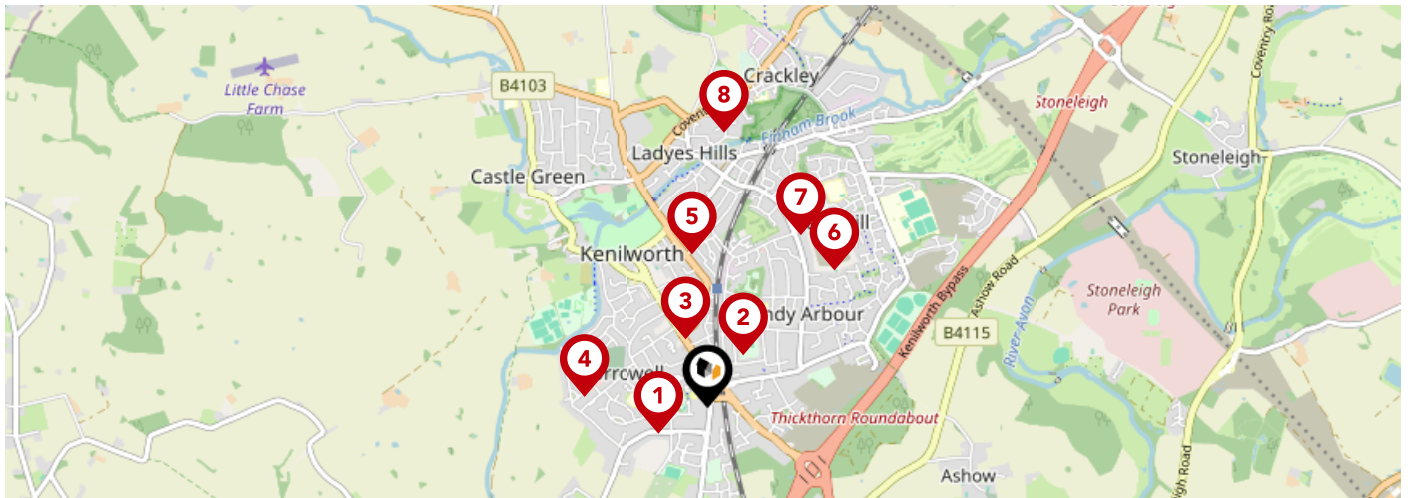


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



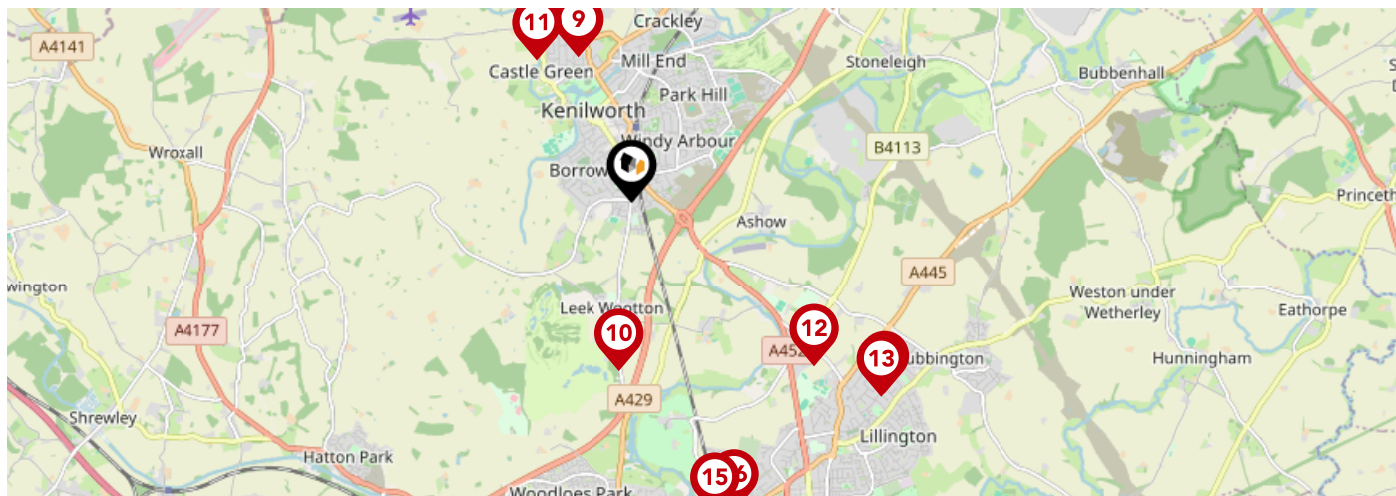
Listed Buildings in the local district	Grade	Distance
 1183921 - Church Of St John Evangelist	Grade II	0.0 miles
 1035301 - Forge Cottage Windworth Forge	Grade II	0.0 miles
 1364898 - St John's View St Ninian	Grade II	0.0 miles
 1183925 - 86-90, Warwick Road	Grade II	0.2 miles
 1364918 - 59-63, Warwick Road	Grade II	0.3 miles
 1035300 - The Bear And Ragged Staff Inn	Grade II	0.3 miles
 1035282 - Thickthorn Manor	Grade II	0.4 miles
 1262697 - White Lion Public House	Grade II	0.4 miles
 1364890 - Stables At Thickthorn	Grade II	0.4 miles
 1035292 - King's Arms And Castle Hotel	Grade II	0.5 miles

# Area Schools



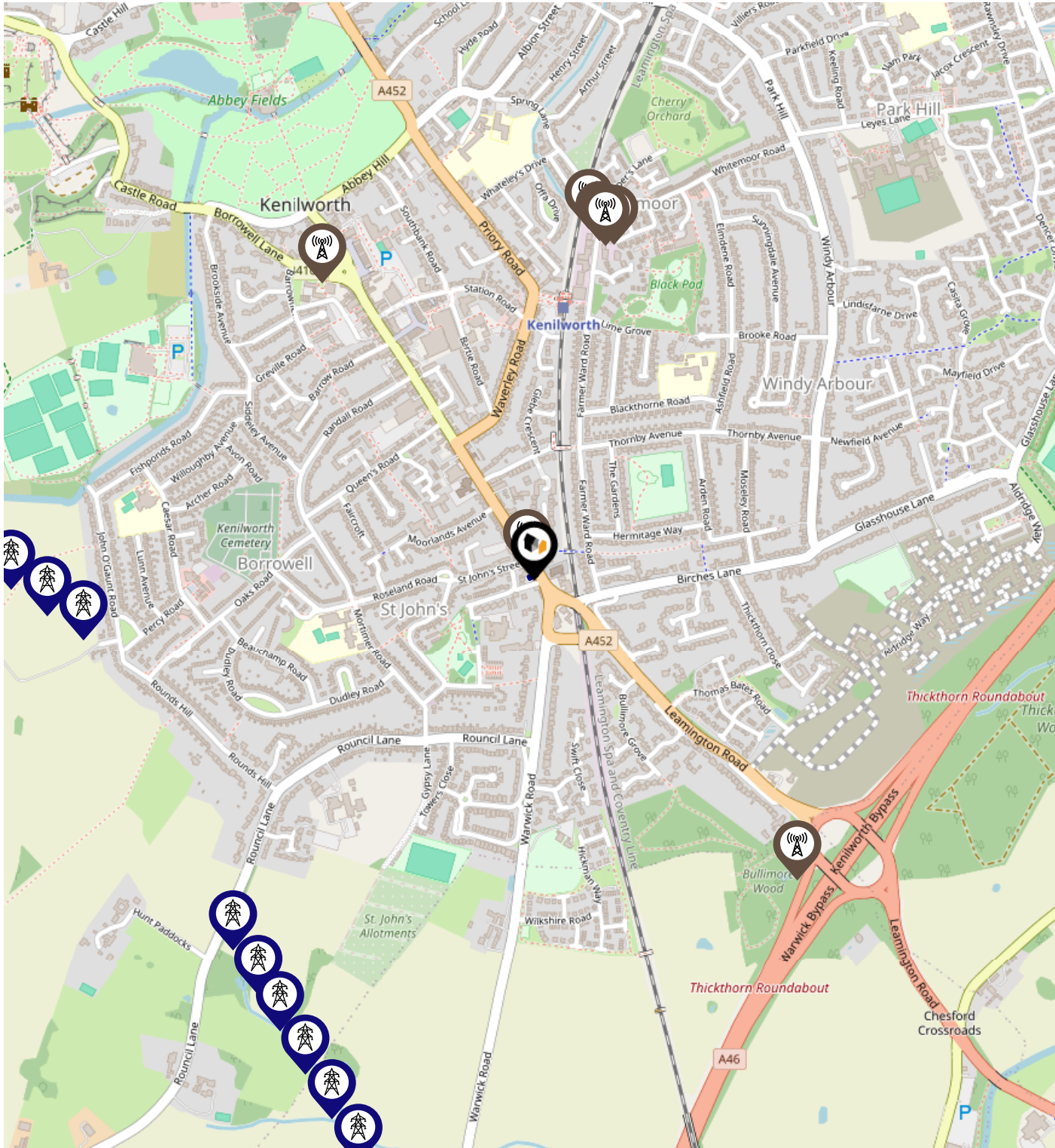
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St John's Primary School</b> Ofsted Rating: Good   Pupils: 246   Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Thorns Community Infant School</b> Ofsted Rating: Good   Pupils: 145   Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Kenilworth Nursery School &amp; Early Years Training Centre</b> Ofsted Rating: Outstanding   Pupils: 44   Distance:0.33</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Clinton Primary School</b> Ofsted Rating: Outstanding   Pupils: 215   Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>St Nicholas CofE Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Kenilworth School and Sixth Form</b> Ofsted Rating: Outstanding   Pupils: 1860   Distance:0.85</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Park Hill Junior School</b> Ofsted Rating: Good   Pupils: 261   Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Crackley Hall School</b> Ofsted Rating: Not Rated   Pupils: 311   Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Academy</b> Ofsted Rating: Good   Pupils: 129   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Priors Field Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Leamington School</b> Ofsted Rating: Good   Pupils: 1485   Distance:2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Telford Junior School</b> Ofsted Rating: Good   Pupils: 349   Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Telford Infant School</b> Ofsted Rating: Good   Pupils: 268   Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brookhurst Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trinity Catholic School</b> Ofsted Rating: Requires improvement   Pupils: 518   Distance:2.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

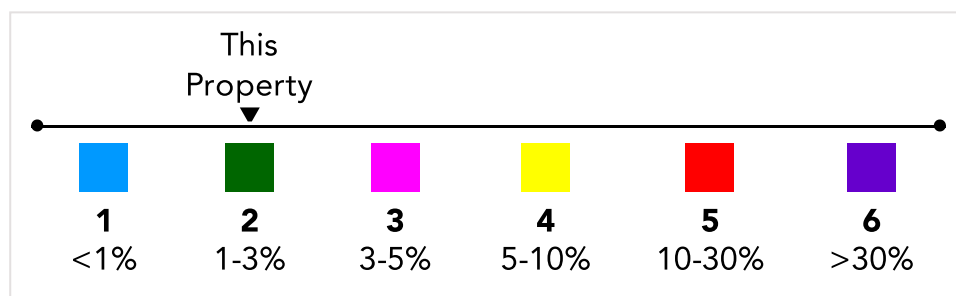
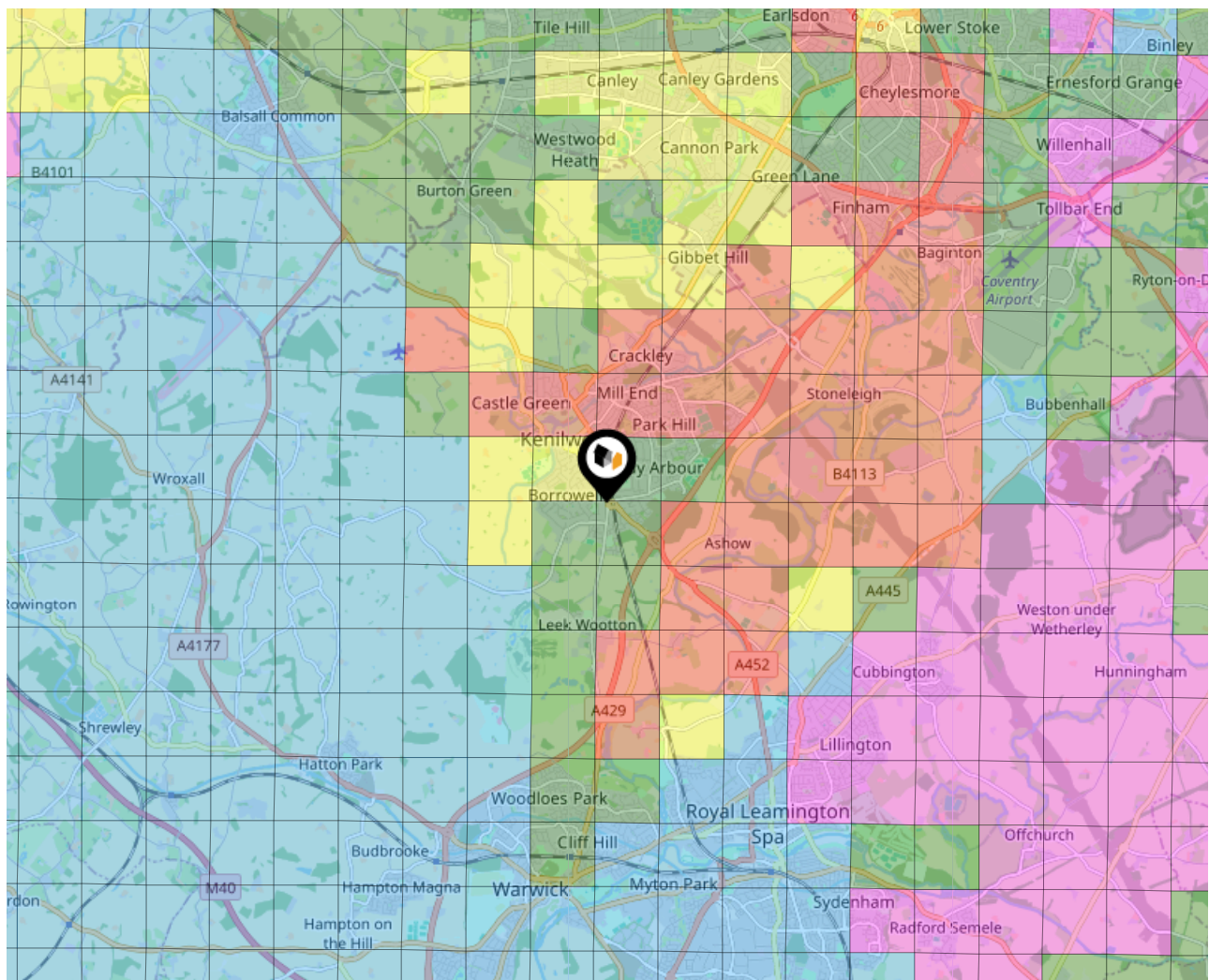


**Key:**

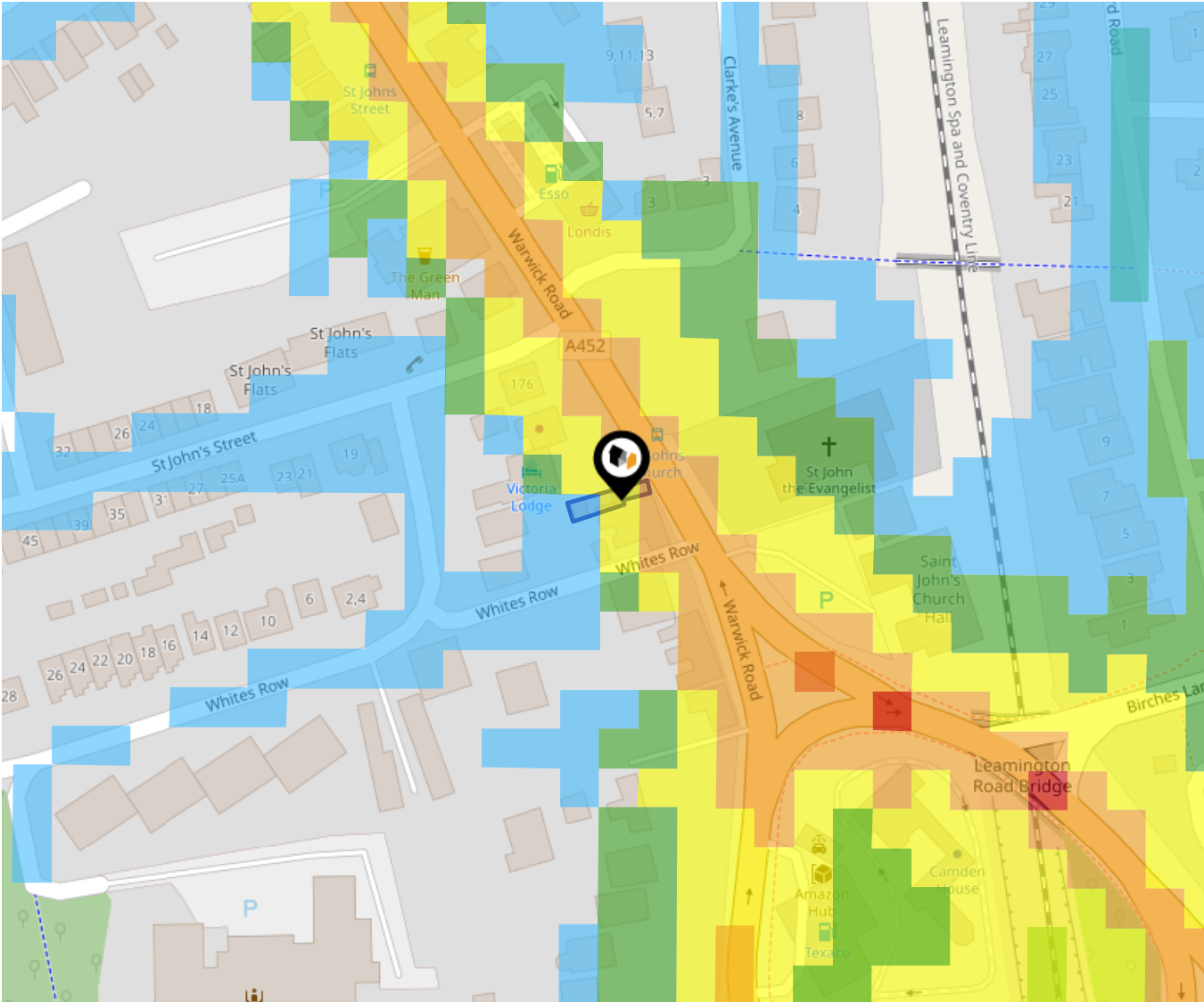
-  Power Pylons
-  Communication Masts

### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise

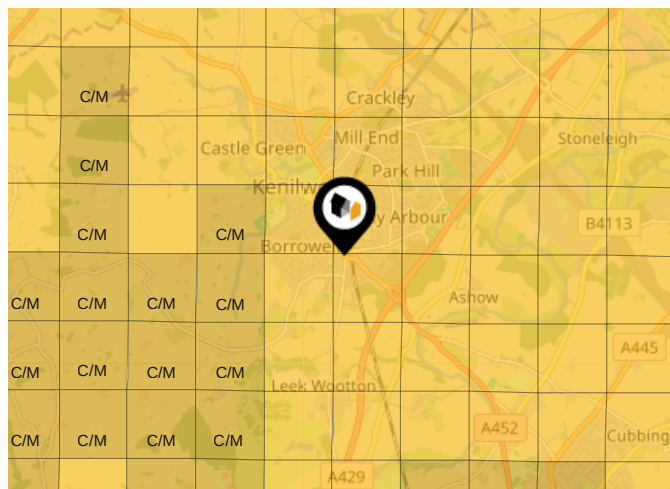


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

## Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		

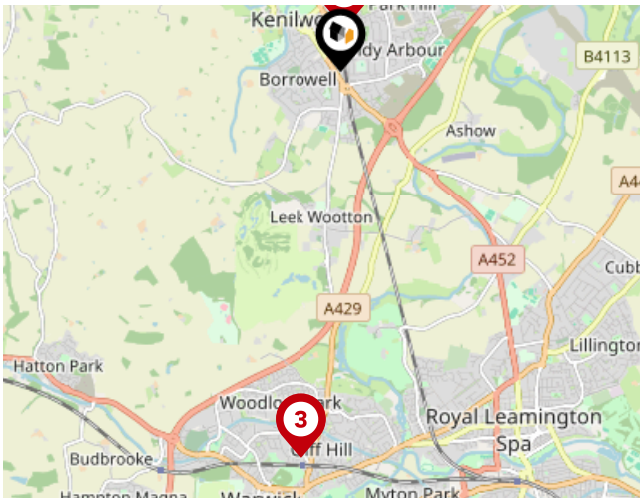


## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

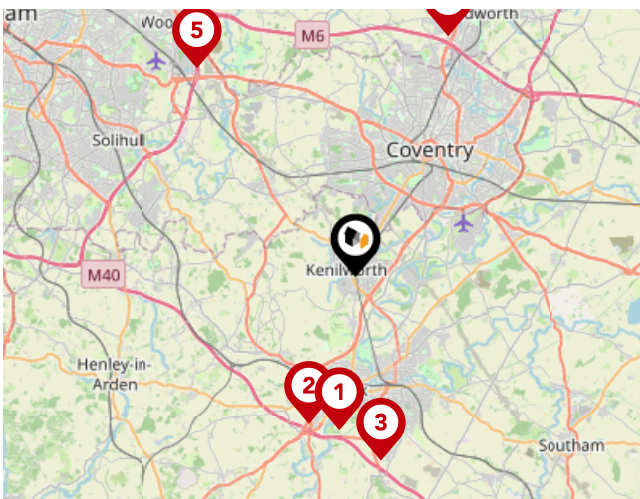
# Area

## Transport (National)



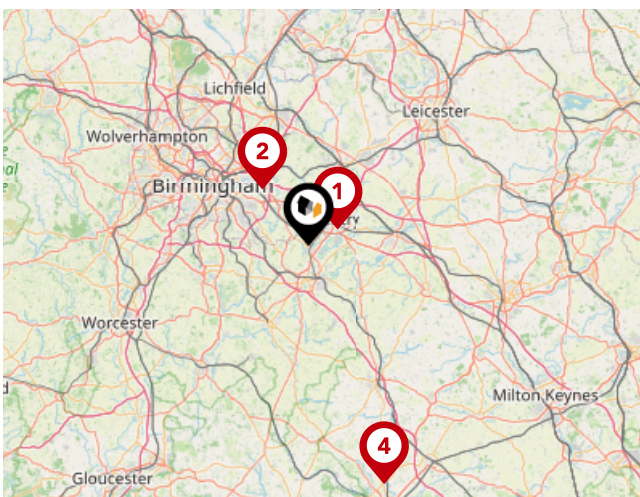
### National Rail Stations

Pin	Name	Distance
1	Kenilworth Rail Station	0.4 miles
2	Warwick Railway Station	3.5 miles
3	Warwick Rail Station	3.51 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J14	5.58 miles
2	M40 J15	5.58 miles
3	M40 J13	6.76 miles
4	M6 J3	9.34 miles
5	M42 J6	9.46 miles

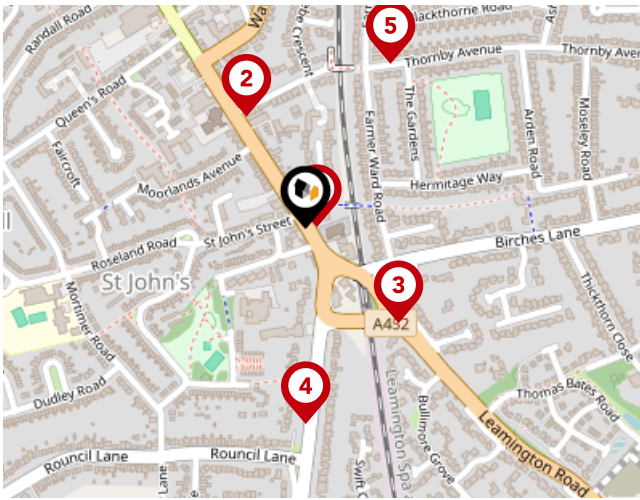


### Airports/Helipads

Pin	Name	Distance
1	Baginton	4.68 miles
2	Birmingham Airport	10.43 miles
3	East Mids Airport	35.37 miles
4	Kidlington	36.59 miles

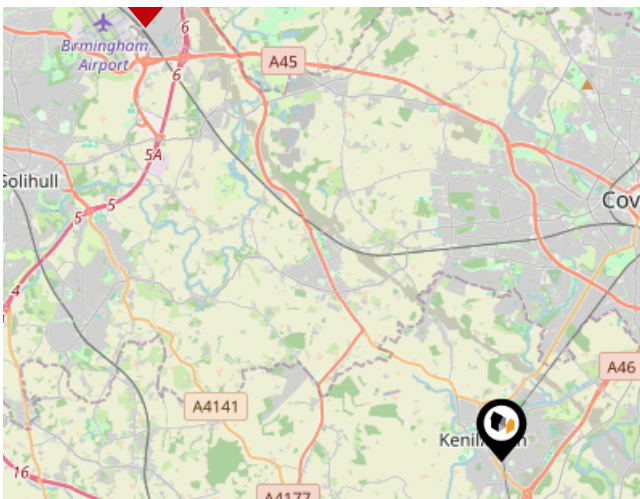
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	St Johns Church	0.01 miles
2	Clarendon Road	0.14 miles
3	Ferndale Drive	0.15 miles
4	Rouncil Lane	0.22 miles
5	The Gardens	0.21 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.16 miles

# Walmsley's The Way to Move Testimonials



## Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

## Testimonial 2



"A pleasure to deal with." - LinkedIn

## Testimonial 3



"Great photography and video." - LinkedIn

## Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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# Walmsley's The Way to Move Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,  
CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

