

ALPINE COURT, KENILWORTH, CV8 2QB









Property Description

Situated on the top floor of the popular Alpine Court development in Kenilworth, this attractive two-bedroom apartment enjoys a wonderful south-facing aspect, with far-reaching views across the neighbouring allotments and surrounding greenery.

The accommodation is particularly light and bright, with the large south-facing windows allowing plenty of natural light into the principal living space. The spacious lounge and dining area provides an inviting place to relax or entertain, with direct access onto a private balcony where the elevated outlook can be enjoyed throughout the day and is the perfect place to enjoy a bite to eat on a sunny summers evening.

The fitted kitchen offers a good range of wall and base units, together with integrated cooking appliances along with a washing machine and dishwasher. There are two well-proportioned bedrooms, both providing comfortable accommodation, with the primary bedroom having four double wardrobes and a single wardrobe. Internally the property is completed with a white suite bathroom.

Externally, the property benefits from well-maintained communal grounds and, an increasingly sought-after feature for apartment living, its own private garage, providing valuable storage or secure parking and an allocated parking space in front.

The property also has a number of upgrades worth noting such as upgraded half hour fire doors, two new circuit boards in the past 24 months along with an upgraded tempest water heater. A number of the large windows were replaced in the past 13months.

Combining its top-floor position, south-facing orientation, attractive outlook and garage, this is an appealing apartment that offers comfortable living in a convenient Kenilworth location. An internal viewing is highly recommended to appreciate the position and outlook on offer. The property is available for purchase with no onward chain.









Key Features

- No Onward Chain
- 936 Years remaining on the lease
- South Facing balcony with far reaching views
- Garage and allocated parking
- Top floor apartment
- Two double bedrooms
- Kitchen
- Living / dining room
- Numerous internal upgrades in the past 24months

Local Authority – Warwick

Council Tax – Band B

Tenure – Leasehold

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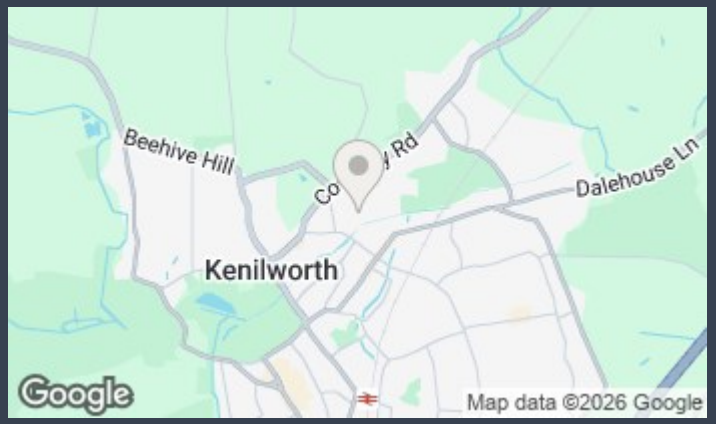
Additional Information

We are informed by the seller there are approx. 936 years left on the Lease. The lease term was 999yrs less 3 days from 24th June 1963

We are informed by the seller that the quarterly service charge payable is £300 which is paid to Alpine Court Ltd. The service charge includes but not limited to, cleaning of interior communal areas, maintenance of the building, maintenance of the outdoor areas, window cleaning.

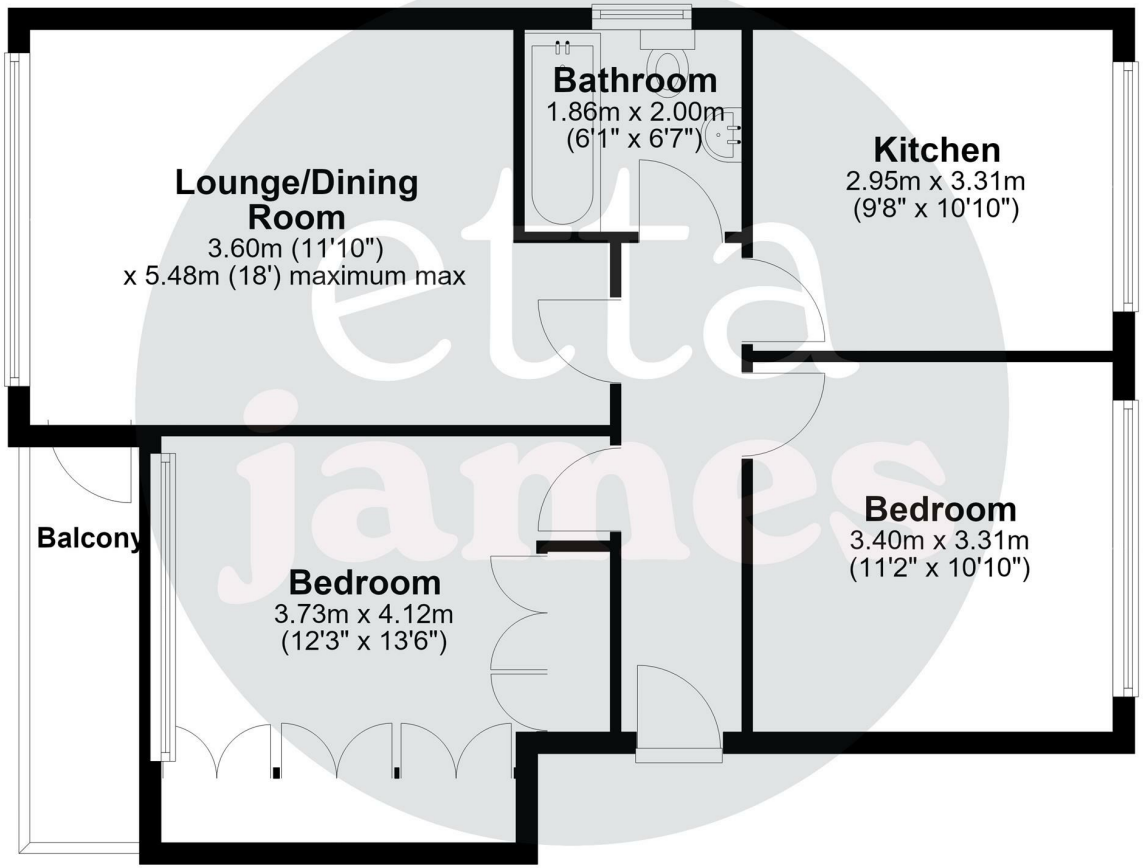
We are informed by the seller the annual ground rent payable is £10

We are informed by the seller they have paid for and had removed from the original lease agreement limitations preventing the property being sub-let.



Ground Floor

Approx. 63.4 sq. metres (682.7 sq. feet)
(excluding Balcony)



Total area: approx. 63.4 sq. metres (682.7 sq. feet)



To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.