



Mulberry Court  
Kenilworth  
CV8 1LG

Offers in Excess of £  
225,000.00

bettermove 

## Mulberry Court - Kenilworth

Bettermove are proud to present this 2 bedroom flat in Kenilworth, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with allocated parking available.

The council tax band is C.

This is a leasehold property with 76 years remaining on the lease; the ground rent is £150.00 per annum, and the service charge is £1093.00, half yearly.

The interior of this well presented property comprises a spacious living/dining room, fitted kitchen, and two bedrooms, with the master bedroom benefitting from a private en-suite, alongside the family bathroom.

Located in the popular town of Kenilworth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Kenilworth train station, a variety of bus routes and quick access to M40.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS

2

BATHROOMS

2

RECEPTIONS

1

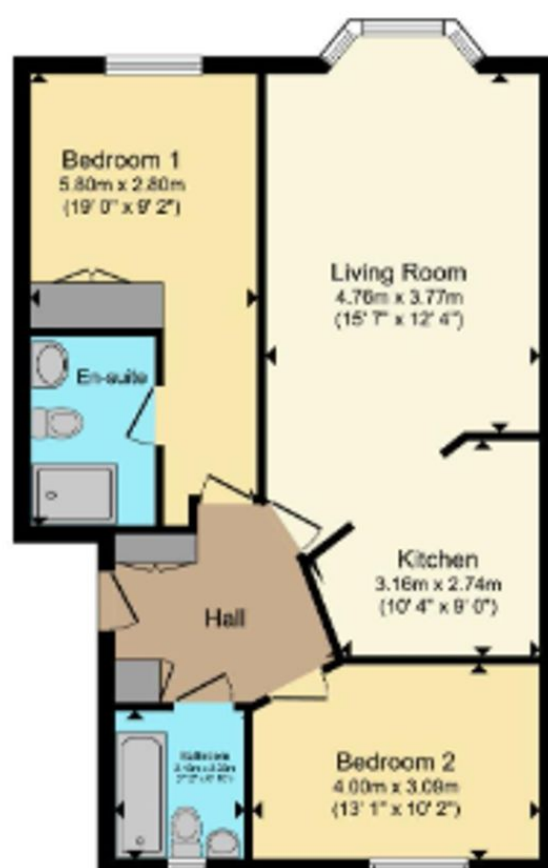
TENURE

Leasehold





# Floor Plan



Total floor area 65.0 m<sup>2</sup> (700 sq.ft.) approx

| Energy Efficiency Rating |         |           | Environmental Impact Rating |         |           |
|--------------------------|---------|-----------|-----------------------------|---------|-----------|
|                          | Current | Potential |                             | Current | Potential |
| (92 to 100) A            |         |           | (92 to 100) A               |         |           |
| (81 to 91) B             | 84      | 84        | (81 to 91) B                | 88      | 88        |
| (69 to 80) C             |         |           | (69 to 80) C                |         |           |
| (55 to 68) D             |         |           | (55 to 68) D                |         |           |
| (39 to 54) E             |         |           | (39 to 54) E                |         |           |
| (21 to 38) F             |         |           | (21 to 38) F                |         |           |
| (1 to 20) G              |         |           | (1 to 20) G                 |         |           |

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