BOOTHROYD
& Company









Ebourne Close, Kenilworth

£95,000

- Ground Floor Studio Apartment With Long Lease and Peppercorn Ground Rent
- Double Glazing Throughout
- Electric Night Storage Heating
- Cul-De-Sac Location
- No Onward Chain
- Fitted High Gloss Kitchen
- EPC Rating D - 62
- Parking To The Front
- Close To Kenilworth Town Centre
- Warwick District Council Tax Band A

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244

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www.boothroyd.co.uk

Ebourne Close, Kenilworth CV8 2QL

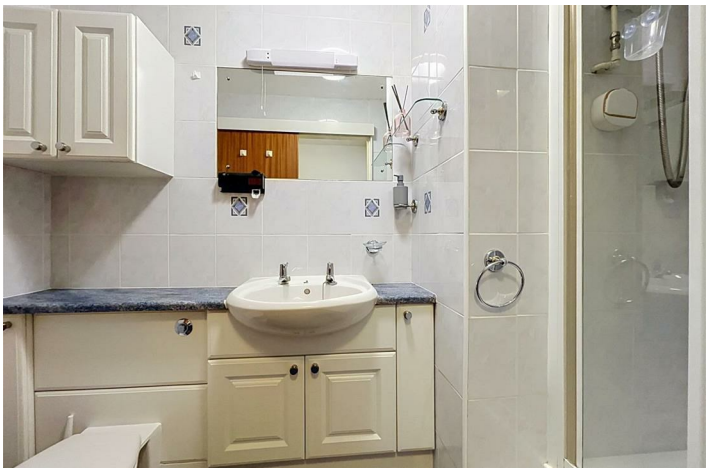
** A FANTASTIC OPPURTUNITY TO RECIEVE A GROSS RENTAL YEILD OVER 8% PROVIDING A PAYBACK PERIOD OF JUST A LITTLE OVER 11 YEARS. **

A well-maintained and attractively presented ground floor studio apartment, with the benefit of an extended lease, with a peppercorn ground rent. ideal as a first time purchase or buy to let investment with projected rental of £700pcm. Offering full double glazing, heated compact accommodation comprising: clean and tidy communal entrance hallway, front door into studio, dressing room, fully tiled shower room with walk-in shower and vanity fittings with wash hand basin and low level w.c, fitted white kitchen with oven and hob, small washing machine, designated car parking space, private garden, safe, secure, low out goings and economical to run. This attractively situated ground floor studio apartment is situated in one of the best blocks on the Ebourne Close development. Within walking distance of the Town Centre of Kenilworth, with its full range of facilities and amenities and offering a superb property at the entrance level to the property market.

1 1 1 D

Council Tax Band: A







The Property
** A FANTASTIC OPPURTUNITY TO RECIEVE A GROSS RENTAL YEILD OF OVER 8% PROVIDING A PAYBACK PERIOD OF JUST A LITTLE OVER 11 YEARS. **

Approach
Georgian style door leads into the communal entrance hall, with panelled door into the

Studio
8'6" x 14'7"
Carpeted with electric night storage heater with convection heater, double glazed window to front, two ceiling lights, range of double power points, space for single bed, table and sofa, door to

Dressing Area
With storage/wardrobe cupboard with hanging and shelving, wall mounted electric isolation unit, ceiling light, sliding door to

Shower Room
With walk-in fully tiled shower cubicle with glazed screen door and electric shower, vanity unit, recessed low level w.c., electric wall mounted heater and an extractor fan, illuminated shaver point, ceiling light, wall mounted mirror, charcoal ceramic tiling to floor, towel rail and glazed shelf.

Kitchen
8'7" x 5'11"
Comprehensively fitted with a range of matching white fronted base and wall units, marble effect work surfaces and brushed steel handles, single drainer sink unit with chrome mixer tap, Lamona four ring electric hob with illuminated stainless steel extractor hood above, integrated oven and grill below, space for upright fridge/freezer, double glazed window to the side, built-in airing cupboard with new Ariston electric water heater/tank, also housing a compact washing machine.

Outside
To the front of the property there is a lawned garden area directly in front of the lounge window with mature shrubs.

Parking
There is allocated parking for one car.

Tenure
The property is leasehold.

Service Charge
The property has the benefit of a 210 year extended lease extension from December 1981. The Managing Agents are Estates & Management Ltd, 302 Regent Park Road, London, N3 2JX, known as First Port Property Services. There is a annual charge for building insurance is £188.71. There is no monthly service charge just a landlord charge payable to First Port of £33 per year, and a peppercorn ground rent.

Services
All mains services are connected.

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
14 Mbps
Superfast
44 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

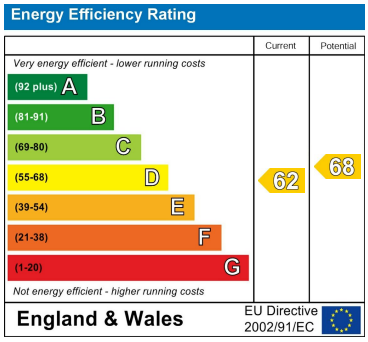
Fixtures & Fittings
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

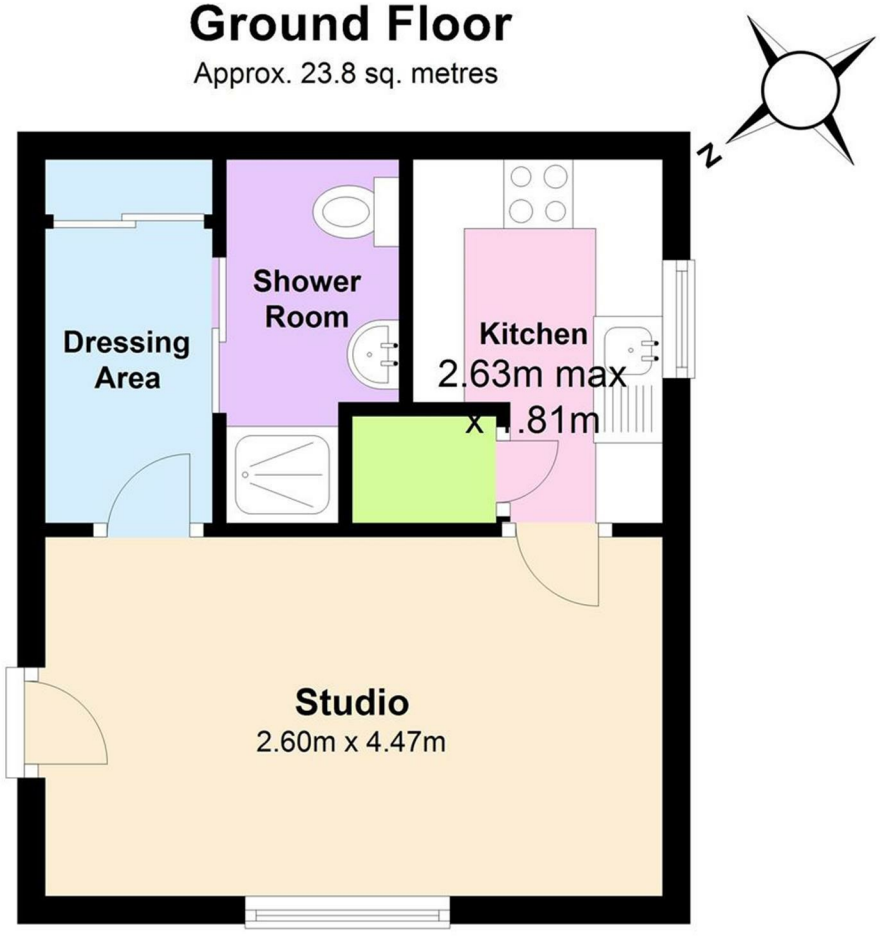
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:



Ground Floor

Approx. 23.8 sq. metres



Total area: approx. 23.8 sq. metres

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