JULIE PHILPOT
RESIDENTIAL







15b Station Road | Kenilworth | CV8 1JJ

£125,000

A ground floor town centre flat with one double bedroom, a living room, kitchen and shower-room. The property has double glazing and gas central heating and is also immediately available with 'No Chain' involved. This is a very convenient town centre location with the excellent amenities, bus services, train station and social spaces all within an easy walk.

- Ground Floor Apartment
- One Double Bedroom
- Town Centre Location
- No Chain Involved





Property Description

DOOR TO

ENTRANCE HALL
With tiled floor.

LIVING ROOM
11' 8" x 9' 6" (3.56m x 2.9m)
With radiator and tv aerial connection. The living room is located to the rear of the property.

KITCHEN
9' 6" x 6' 9" (2.9m x 2.06m)
Having cupboards and matching wall units. Single drainer sink unit, space for further appliances and Baxi wall mounted boiler.

DOUBLE BEDROOM
13' 1" x 10' 2" (3.99m x 3.1m)
With radiator and built in storage cupboard.

BATHROOM
Having shower enclosure with glazed shower screen, pedestal wash basin, w.c. and heated towel rail.

OUTSIDE

REAR GARDEN
There is a paved communal garden area to the rear of the property.

LEASE DETAILS

The property is currently having a new lease prepared. The new Lease will be 125 years, the owner of the apartment will be responsible for 20% of the Service Charges related to the building. We are awaiting confirmation as to this Charge.

PARKING

There is on street parking with residents parking permits available to purchase from Warwick District Council.







Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

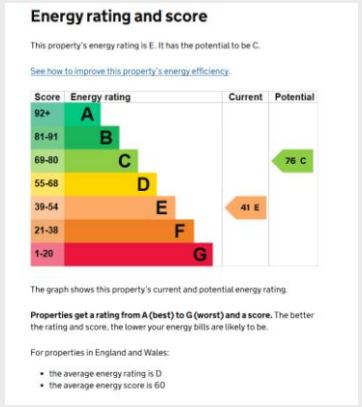
Strictly by appointment

Contact Details

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Energy rating and score

This property's energy rating is E. It has the potential to be C.

See how to improve this property's energy efficiency.

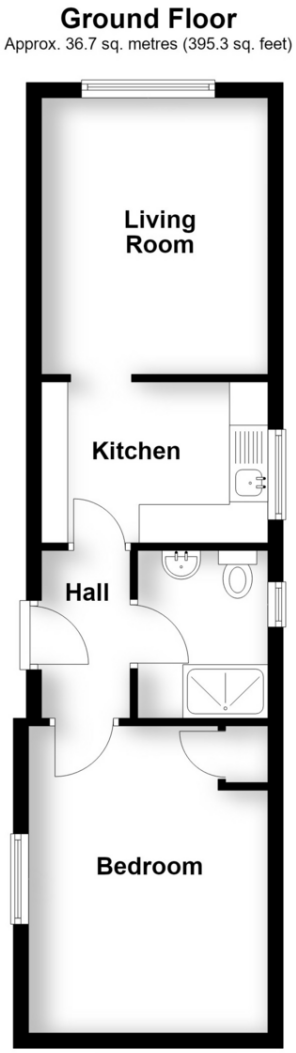
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Total area: approx. 36.7 sq. metres (395.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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