



## Laneham Place, Kenilworth

Offers In The Region Of £190,000

- Top Floor Modern Two Bedroom Apartment
- Refitted Bathroom with Shower Over
- Two Bedrooms One with Wardrobes
- Modern Gas Central Heating & Double Glazing
- Close To Warwick University & Next To The Greenway
- Open Plan Living/Dining Kitchen
- Energy Rating - B - 81
- Allocated Parking for 1 Car
- Ideal First Time Buy/Investment Or Downsize
- Warwick District Council Tax Band B



# Laneham Place, Kenilworth, CV8 2UN

This modern two-bedroom apartment is situated on the top floor, just on the outskirts of Kenilworth. It provides convenient access to Warwick University, Westwood Business Park, and Coventry city centre, with easy links to the A46, all while remaining close to Kenilworth Town Centre, the Castle and Old Town.

The property features double glazing and gas-fired central heating. Inside, you'll find a spacious carpeted communal entrance with a staircase leading to the first floor. The apartment boasts a private entrance, an open-plan lounge, dining, and kitchen area with a fully fitted and integrated kitchen. There are two bedrooms, one of which has fitted wardrobes. Additionally, the recently updated three-piece bathroom includes a shower over the bath.

The apartment comes with one designated parking space and access to communal gardens. This property is ideal for first-time buyers, those looking to downsize, or investors, with a projected rental income of £1,100 per month.



2



1



1



B - 81

Council Tax Band: B



## Entrance

Accessed through a secure entry system, a panelled door leads into a communal entrance hall with fitted carpeting, timed lighting, delivery boxes, a meter cupboard, and banister rails that rise to a second-floor apartment.

## First Floor Landing

With private entrance door with chrome fittings leads into flat 28.

## Reception Hall

Telephone intercom system, radiator and cover, digital WIFI connected control clock for central heating, built-in storage cupboard with hanging and shelving, attractive wood panelling to walls

## Lounge

With a double-glazed dormer window and Velux window, two ceiling lights, access to an insulated loft space, a radiator, opening to the

## Kitchen

Comprehensively fitted with a range of matching shaker style faced base and wall units with brushed black handles, wood block effect rounded edge work surfaces, one and a half bowl stainless steel sink with central chrome mixer tap, integrated double built-in Zanussi electric fan assisted oven and grill, four ring gas hob, splash back and illuminated extractor hood over, under pelmets lighting and kick board lighting, cupboard concealing the Glow Worm combination boiler servicing the hot water and central heating range of recessed ceiling down lighters, integrated Grundig washer dryer, space for large upright fridge, matching up-stand to brick bond style ceramic tiles range of double power points, vinyl floor covering double glazed dormer window to front, radiator, space for breakfast table.

## Double Bedroom One

A spacious room featuring two double-glazed dormer windows, a central ceiling light, a range of double power points, a telephone point, a TV aerial point, a built-in double wardrobe with a hanging rail and shelf above, and an additional single wardrobe housing the electric isolation unit.

## Double Bedroom Two

The room features a radiator, a double-glazed Velux window, and a central ceiling light.

## Refitted Bathroom

This is a fully refurbished three-piece bathroom suite featuring a low-level WC, a pedestal wash hand basin with a chrome mixer tap, and a panelled bath equipped with a chrome mixer tap and a Triton electric shower. The bath is protected by a fitted swivel glazed shower screen. The walls are adorned with brick bond style ceramic tiles and porcelain tiles, while the floor is covered with vinyl. Additional features

include wood panelling, a radiator, a Velux window, a new extractor fan, and LED downlighters.

## Outside

The property is accessed via a private road that leads to a tarmacked parking area located at the rear of the building, where there is a designated parking space, No. 28. The communal gardens are primarily laid to lawn and feature well-maintained borders for easy upkeep.

## Tenure

The property is on a 125-year lease that began in 2008, leaving approximately 110 years remaining. It is managed by HML, and the Freeholder is Banner Homes Midlands. Payments are collected through Shepard Property Consultants. The ground rent is £300 per year, and the maintenance charge is approximately £2,200 per year.

## Services

A ll mains services are connected;  
Mobile coverage

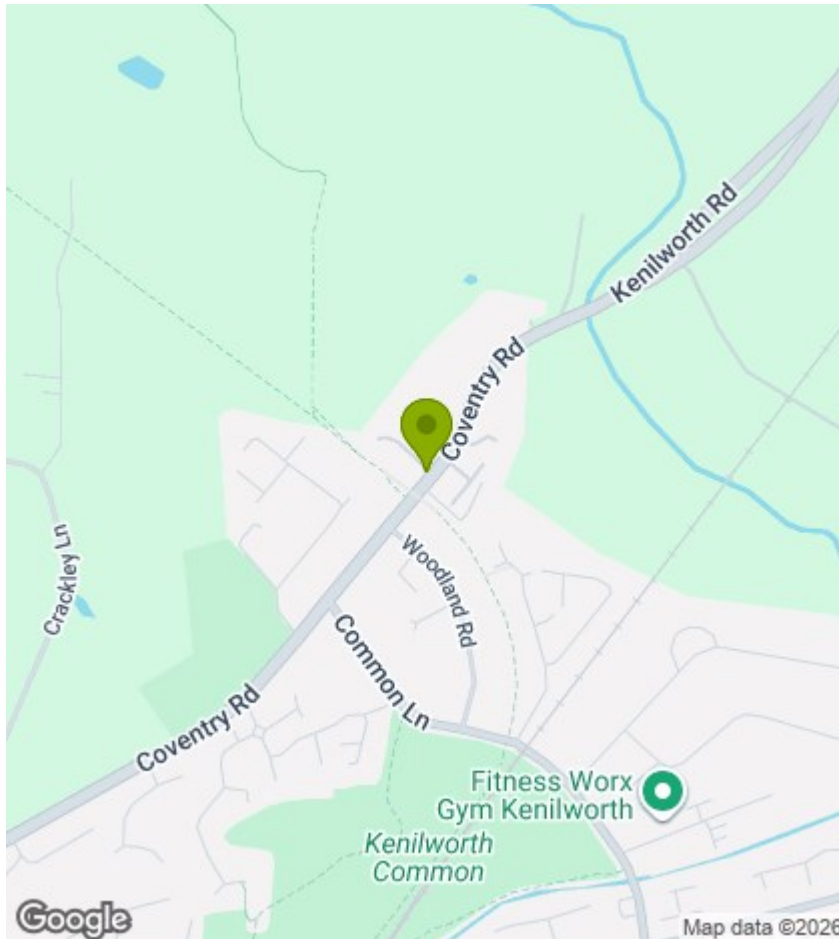
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
3 Mbps  
Superfast  
79 Mbps  
Ultrafast  
1800 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:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**DETAILS**  
Total area: 56.26 m<sup>2</sup>  
605.57 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatusium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatusium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatusium.

0.0 0.5 1.0 1.5m  
1:48

### ▼ Top Floor

TOTAL AREA: 56.26 m<sup>2</sup>

