



Barrowfield Court Barrowfield Lane Kenilworth CV8 1EQ

for sale
£180,000



Property Description

One-Bedroom First Floor Flat - Barrowfield Court, Kenilworth

Set within the sought-after Barrowfield Court development in Kenilworth, this one-bedroom first floor flat presents an excellent opportunity for first-time buyers or investors looking to modernise a property to their own taste.

The accommodation includes a spacious double bedroom, a bright living room, a separate kitchen, and a bathroom. The property also benefits from oil-fired central heating and a private garage en bloc, providing secure storage or parking.

Surrounded by immaculately maintained communal gardens, the flat offers a peaceful setting while still being conveniently located for access to local amenities and transport links including a short walk to local shops and Kenilworth town centre.

Offered with scope for cosmetic improvement, this flat has great potential to become a comfortable home or a valuable addition to an investment portfolio.

Entrance Porch

Lounge

14' 5" x 9' 9" (4.39m x 2.97m)
Spacious lounge overlooking front aspect of development with small balcony

Kitchen

12' 1" x 8' (3.68m x 2.44m)
Separate kitchen with appliances overlooking rear aspect

Bedroom

11' 10" x 9' 3" (3.61m x 2.82m)
Double bedroom overlooking front aspect

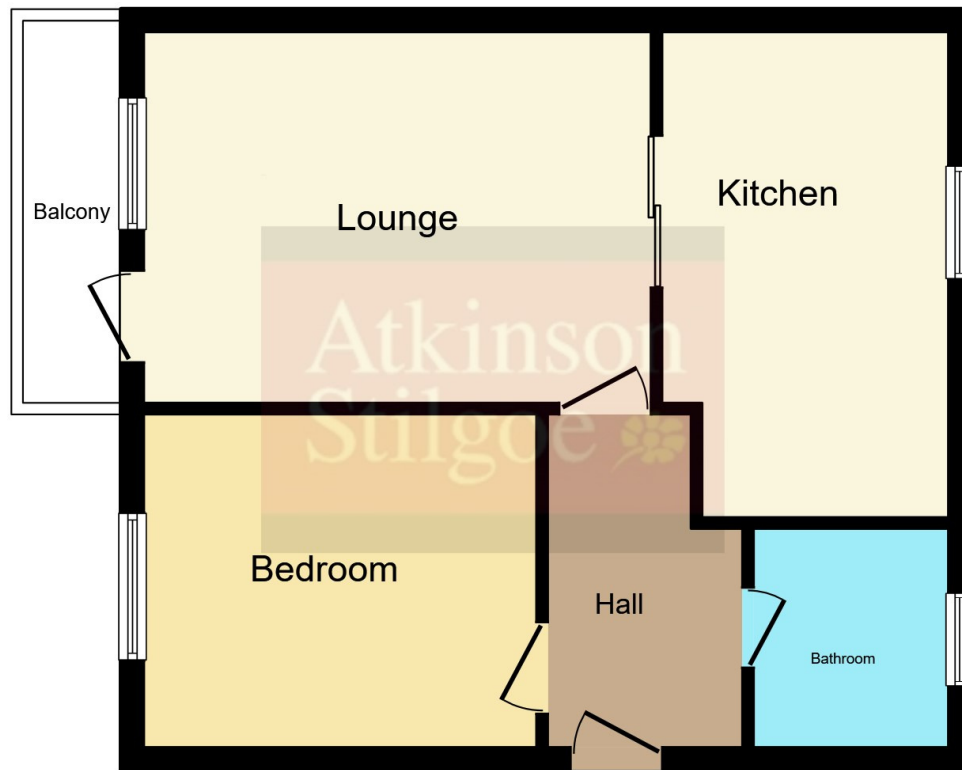
Bathroom

7' 1" x 5' 3" (2.16m x 1.60m)
With bath, shower, radiator, wc and wash basin

Garage En Bloc

Separate garage en bloc





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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29 Warwick Road
 KENILWORTH CV8 1HN

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: 730.58 Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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