



## Barrowfield Lane, Kenilworth

£179,950

- One bedroom ground floor apartment
- Peppercorn Rent and No Service Charge
- Driveway parking for two vehicles
- NO CHAIN
- Fitted Kitchen
- Town Centre Location
- 999 year lease from 2016
- Low maintenance private garden
- EPC Rating C
- Council Tax Band B

# Barrowfield Lane, Kenilworth, CV8 1EP

A rarely available ground floor marionette located in Kenilworth town center with parking for two vehicles and a private rear garden. No service charges are associated with this property and there is only a peppercorn ground rent with a long lease of 999 years from 2016. The property which has the benefit of no chain comprises Kitchen/Diner, Lounge, Double bedroom with further office space, bathroom, private rear garden and off road parking for two vehicles.

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Council Tax Band: B



## **The Property**

A large one bedroom ground floor apartment situated within Kenilworth Town Centre. Offered with double glazing and gas central heating the property comprises

### **Kitchen/Diner**

Double glazed window to front with pleated blind, Integrated appliances including: Four-ring Gas Hob with illuminated extractor above, Bosch oven and grill, Hotpoint Washing Machine, Fridge Freezer and slimline dishwasher. Splash-back tiles, composite sink unit, wall and base level panel units with solid wood straight edge worktops, radiator, HIVE thermostatic control, breakfast bar with stools and further storage cupboard housing the meters.

### **Lounge**

Over-head storage, sky light, radiator, tv cabinet and double glazed French doors to garden.

### **Bedroom One**

Built-in wardrobes with hanging rail and shelving, vertical radiator, LED spotlights, space for wall mounted TV, and access to study area with further storage shelving overhead, Skylight and two uPVC french doors to rear garden.

### **Bathroom**

With a three piece white suite with low level w.c. with mirror inset shelf, vanity wash hand basin, tiled panel bath with mains fed shower over, heated towel rail and combi boiler.

### **Rear Garden**

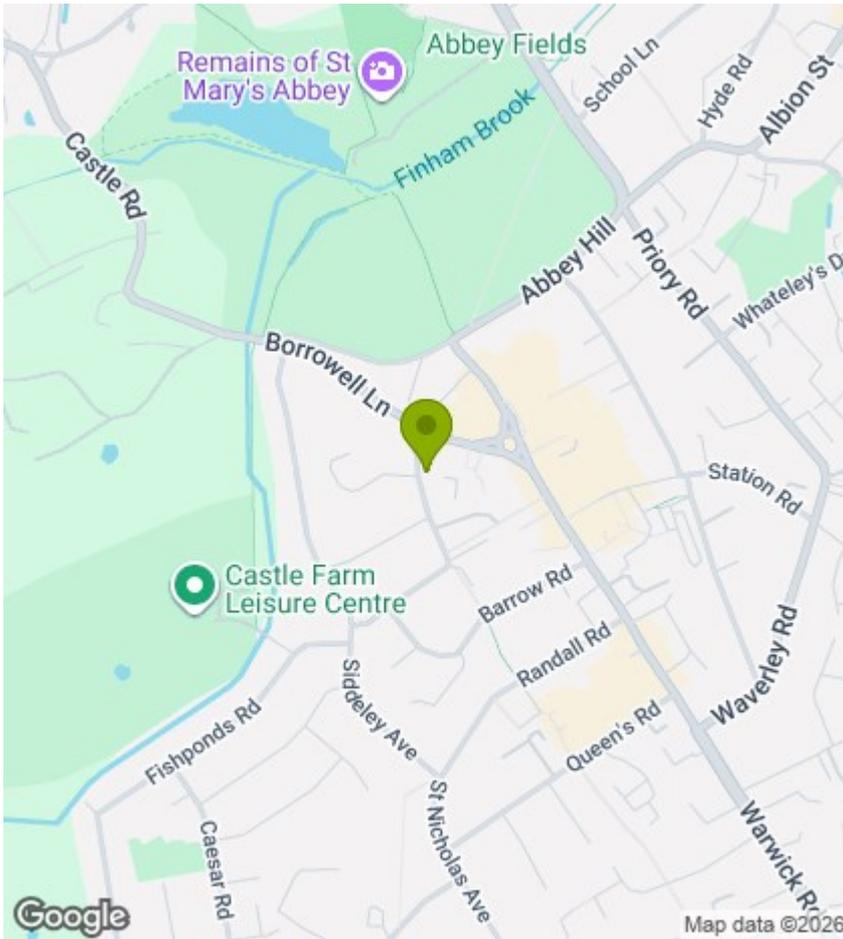
A charming and low maintenance private two tiered garden with composite grey decking and artificial grass with timber back gate.

### **Outside**

There is parking for two vehicles in tandem on tarmacadam drive.

### **Leasehold Information**

We are informed that the apartment has a lease of 999 years from 1st February 2016. There will be a peppercorn ground rent and no annual service charge to pay.



## Viewings

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

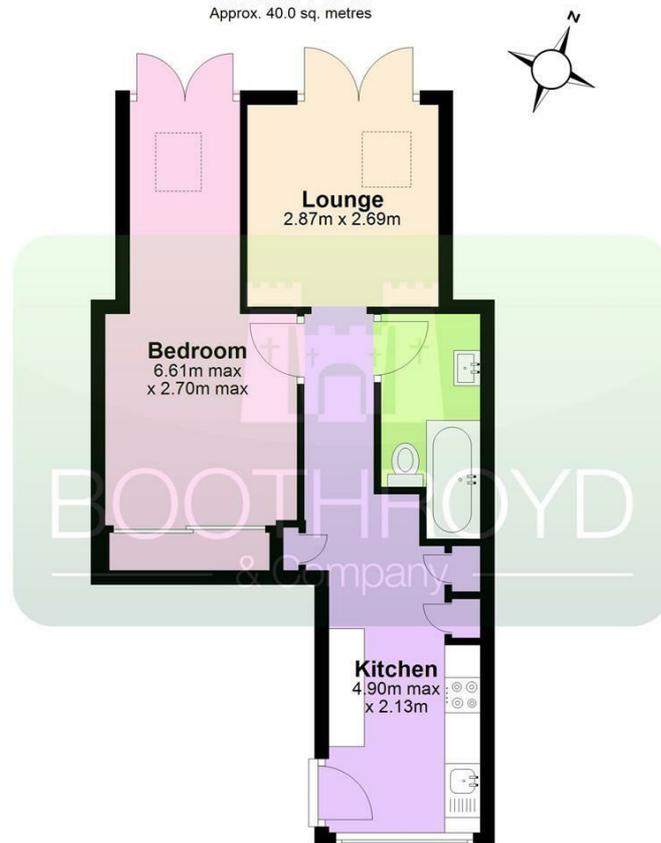
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor

Approx. 40.0 sq. metres



Total area: approx. 40.0 sq. metres