



23 ARLIDGE CRESCENT, KENILWORTH, CV8 2NS

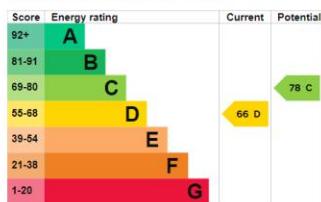
£105,000



#### Energy rating and score

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

[See how to improve this property's energy efficiency](#)



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



First Floor  
Approx. 26.7 sq. metres



Total area: approx. 26.7 sq. metres

## FIRST FLOOR

### ENTRANCE HALL

### BEDSITTING ROOM

14' 6" x 13' 2" (4.42m x 4.01m)

Having electric panel heater, tv aerial, phone and broadband connections. Pull down double bed unit with double wardrobe built in to the side.

### KITCHEN

9' 2" x 7' 0" (2.79m x 2.13m)

With range of cupboard and drawer units and wall units. Sink unit, space for washing machine, fridge/freezer and cooker. These can be included within the selling price.

### RE-FITTED BATHROOM

A nice, modern refitted shower room with large walk in shower having glazed shower screen, vanity wash basin and w.c., wall mounted heater, extractor and built in store cupboard with shelving.

### OUTSIDE

There is an allocated car parking space to the side of the building.

### TENURE

The property is Leasehold. The Lease is 999 years from 1980. There is a Peppercorn Ground Rent.

**W:** [www.juliephilpot.co.uk](http://www.juliephilpot.co.uk)

**E:** [sales@juliephilpot.co.uk](mailto:sales@juliephilpot.co.uk)

**T:** 01926 257540

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