



Drew Crescent, Kenilworth

Offers In The Region Of £155,000

- One Bedroom Purpose Built First Floor Maisonette
- Newly Extended Lease To 148 Years
- Lounge/Dining Room
- Three Piece Bathroom
- Electric Storage Heating & Double Glazing
- Town Centre Location With Parking & Garden
- Energy Rating D - 62
- Fitted Kitchen
- Double Bedroom
- Warwick District Council Tax Band B

Drew Crescent, Kenilworth, CV8 1RD

A one bedroom first floor apartment with the benefit of a newly extended lease costing £25,000 to 148 years, located within close proximity of the proposed new railway station with the benefit of two allocated parking spaces. This property would make an ideal investment or first time buy opportunity with a projected rental income of £850 per calendar month. The property requires general improvement throughout and benefits from an attractive rear garden with its own private entrance. The accommodation offers; enclosed porch with stairs to a first-floor hall, lounge/dining room, kitchen, three-piece bathroom, double bedroom, outside private rear garden, off road car parking spaces to the front for one vehicle. The property is offered for sale with no onward chain.



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D - 62

Council Tax Band: B



Approach

Over a side wrought iron gate and path to a

Enclosed Porch

With a pitched tiled roof with upvc double glazed front door, step into the

Entrance Hall

With ceiling light, storage heater, coat hooks, stairs and banister rail with bi-folding door to the

First Floor Hall

With electric storage heater, ceiling light, access to insulated and part boarded loft space, fitted mirror, door to the

Lounge

4.67m x 2.71m (15'3" x 8'10")

With double glazed window to front, two ceiling lights, t.v point, electric storage heater, arch to the

Kitchen

3.92m x 1.72m (12'10" x 5'7")

Fitted with a range of matching oak fronted base and wall units with marble effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, under counter fridge and freezer included in the sale, space and plumbing for washing machine, integrated Bosch under counter fan oven and grill with two ring halogen hob, illuminated extractor hood above, cupboard concealing the water heater, double glazed window to front, ceramic tiling to floor and splash back, ceiling spot lights.

Double Bedroom

2.82m x 3.40m (9'3" x 11'1")

With double glazed window to rear, ceiling light, three useful over stairs storage cupboards, range of built in wardrobes to one wall with sliding mirrored doors with hanging and shelving, ceiling light, coving, electric panel heater.

Bathroom

With a three-piece champagne coloured suite with low level w.c, vanity wash hand basin with cupboard below, panelled bath with central chrome mixer tap and shower attachment over, shower curtain, ceramic tiling to walls, opaque double glazed window to side, extractor fan, ceiling light, electric heater.

Outside

To the front of the property is parking for one vehicle with path and garage to a

Rear Garden

With perimeter fencing, raised borders with shrubs and plants, greenhouse and storage with electricity connected.

Tenure

The property is leasehold with a new extended 90 year lease to 148 years. There is a ground rent of £40 per annum. There is no service charge. Payable to Hawkesworth Ltd, 6 Euston Place, Leamington Spa, CV32 4LN, 01926 438 128, sunny.rustage@hawkesford.co.uk.

Services

All mains services are connected;
Mobile coverage

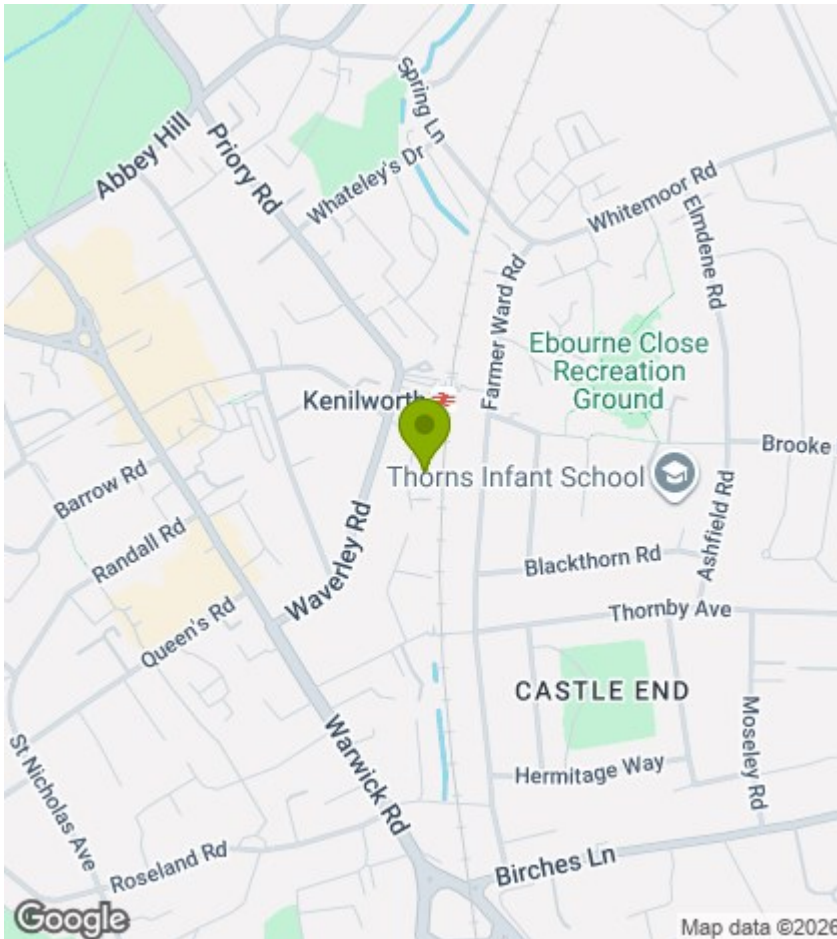
EE
Vodafone
Three
O2
Broadband

Basic
15 Mbps
Superfast
64 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures And 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.

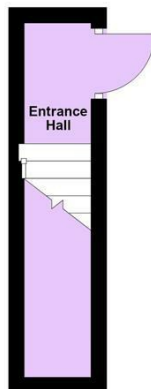
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 3.9 sq. metres (41.7 sq. feet)



Top Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



Total area: approx. 42.5 sq. metres (457.6 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan produced using PlanUp.