



Apartment in Central Kenilworth.

12a The Square
Kenilworth
CV8 1EB



MARGETTS
ESTABLISHED 1806

£165,000

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REDUCEDNestled in the heart of historic Kenilworth, The Square offers a unique opportunity to own a charming flat in one of the town's most desirable locations. This property is ideally situated within a vibrant square surrounded by boutique shops, cafes, and just moments from the picturesque Abbey Fields and Kenilworth Castle.

This characterful property benefits from:

- Prime central location with excellent footfall and transport links, including Kenilworth Rail Station just 0.4 miles away.
- Proximity to multiple bus stops and amenities.
- Long Leasehold tenure, offering 999 years from 1998, flexibility for both residential and commercial use (subject to planning).
- Potential for refurbishment, making it ideal for investors or first-time buyers seeking a unique space in a thriving community.

Whether you're looking to create a stylish pied-à-terre, invest in a growing market expanding your portfolio, seeking a high-yield rental, or planning a value-add renovation, 12A The Square offers a compelling blend of location, growth, and a rare opportunity in a sought-after Warwickshire town.

External staircase leads up to the flat

Front door opens into the

KITCHEN

10'5" x 8'2" max

with vinyl floor, single bowl sink with mixer tap, storage units to floor and shelves on walls, space for electric cooker, double glazed window to the side and access to a small area with space for a washing machine and also with double glazed window to the side. Archway giving access to the

DINING ROOM

13'1" x 8'9"

with electric storage heater, sky light and staircase leading to upstairs.

LOUNGE

13'9" max x 8'10"

with storage heater and double glazed window to the front.

BEDROOM ONE

8'9" x 11'1" max

with electric storage heater, built-in wardrobe and double glazed window to the front.

OFFICE/STORAGE

5'6" x 5'6" max

with single glazed window to the rear.

PARKING

Allocated off-road parking space and access to a

SHARED DOUBLE GARAGE

BATHROOM

with vinyl floor, wash hand basin, wc, electric water heater/boiler and bath tub with mixer taps.

GENERAL INFORMATION

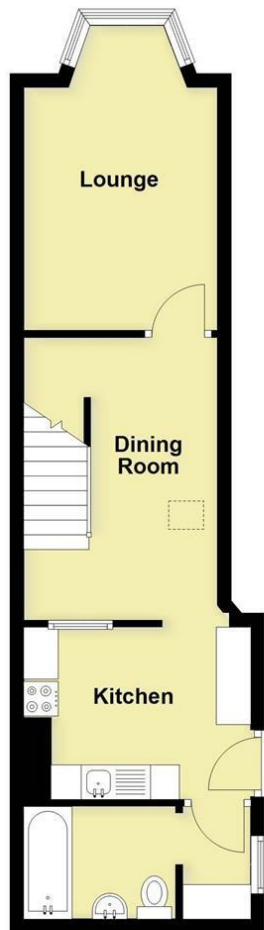
Service charge - £250 per annum.

Ground rent - £50 per annum.



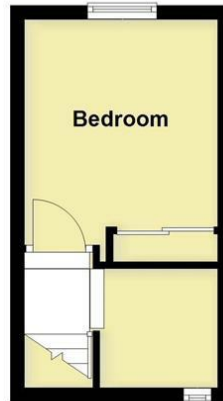
First Floor

Approx. 36.9 sq. metres (397.7 sq. feet)



Second Floor

Approx. 14.9 sq. metres (160.6 sq. feet)



Total area: approx. 51.9 sq. metres (558.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 74 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 22 | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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