



ESTATE AGENT  
IN KENILWORTH

JULIE PHILPOT  
RESIDENTIAL



## 5 Field House | Priory Road | Kenilworth | CV8 1RA

A spacious and recently improved first floor apartment with two bedrooms and the added benefit of a garage. This super property is also immediately available with 'No Chain Involved'. The property is very well planned with the recent improvements to include a replacement boiler, internal redecoration, a professionally refitted bathroom and kitchen by AK Interiors of Kenilworth professionally designed and installed fitted bedroom furniture in both bedrooms by Stan Matthews of Warwick and a replacement boiler. The property is ideal for anyone looking for a convenient town centre location that is ready to move into.

£299,000

- First Floor Modernised Apartment
- Garage To Rear
- Sought After Town Location
- Two Bedrooms With Wardrobes
- Improved & Modernised



## Property Description

### **COMMUNAL ENTRANCE DOOR**

Having an inner entrance door, security entryphone system and individual mail boxes. Lift and staircase to all floors.

### **PERSONAL ENTRANCE DOOR TO NUMBER 5**

### **ENTRANCE HALL**

A spacious and welcoming entrance to the property with a radiator, large double door storage cupboard having fitted shelving and two further storage cupboards one with an electric heater for linen storage.

### **REFITTED BATHROOM**

Having been professionally refitted to provide a large walk-in shower with sliding glazed door, wall hanging wash basin with deep drawer storage under and concealed cistern w.c. Heated towel rail and fully tiled walls and floor. Extractor fan.

### **LOUNGE/DINER**

19' 5" x 11' 7" (5.92m x 3.53m)

A lovely light, spacious and airy living room with dual aspects, radiator and tv aerial connection. Door to:

### **KITCHEN**

8' 2" x 7' 7" (2.49m x 2.31m)

A modern refitted kitchen having a range of cupboard and drawer units with matching wall cupboards having lighting under. Round edged sparkle worktops and upstands, Franke one and a half bowl sink unit with cupboard under and space and plumbing for washing machine. Integrated appliances to include tall fridge/freezer, Neff four ring induction hob with extractor hood over, glass splashback and electric oven under. Further cupboard housing the modern Worcester gas boiler installed in 2019.

### **BEDROOM ONE**

15' 4" x 8' 5" (4.67m x 2.57m)

With radiator and built in wardrobes plus matching bedside tables.

### **BEDROOM TWO**

13' 0" x 8' 9" (3.96m x 2.67m) Max Inc Wardrobes

This second bedroom has been used as a dressing room with a professionally installed range of wardrobes to include three triples, one double and one corner wardrobe. Radiator

### **OUTSIDE**

#### **SINGLE GARAGE**

There is a garage in the block to the side of the building having an up and over door.

#### **GARDENS**

There is an attractive communal garden area to the rear, with further parking to the front.

### **TENURE**

The property is Share of Freehold. There is a Lease term which expires in 2172. There are therefore 146 years unexpired as of 2026. The Managing Agents are Marstons in Coventry. The Ground Rent is a Peppercorn and the current Annual Service Charge is £1740.00.



## Tenure

Share of Freehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

**T:** 01926 257540

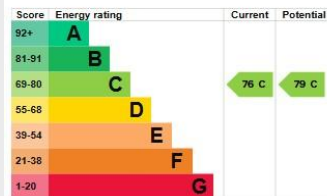
**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

### Energy rating and score

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

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



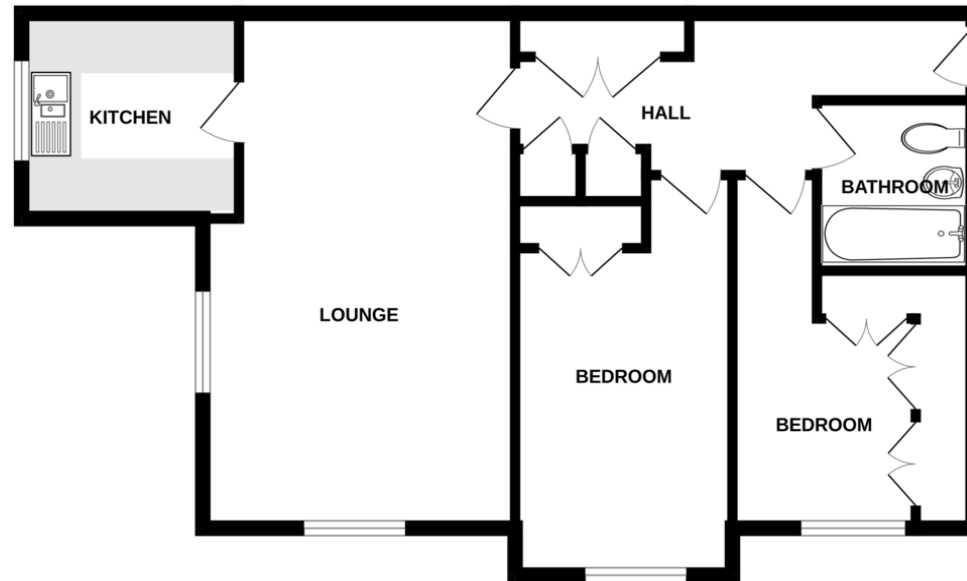
The graph shows this property's current and potential energy rating.

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

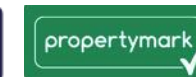
GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL APPROX FLOOR AREA 637 SQ FT (59.2 SQ M)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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