



Abbey Hill, Kenilworth

2 Bedroom Apartment

£324,950



FOR SALE

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LETTINGS AND SALES



*** EXCEPTIONAL LOCATION - NEW RENDERING *** An excellent opportunity to purchase a Grade II listed apartment in the heart of Kenilworth, just a short walk from Kenilworth High Street with panoramic views over Abbey Fields park. This modern and extremely spacious two double bedroom apartment features a much larger than average lounge / dining area with a feature fire place and large sash windows over looking the park, a good size family bathroom with stylish white suite with bath and power shower and a range of units for useful storage. A fitted kitchen / breakfast room with integrated electric oven and gas hob. Other features of this desirable property include secondary double glazing, central heating, secure entry phone system large built in storage cupboard and a small outside drying area. Currently achieving a rental income of £14,400pa

Lounge/Diner

4.60m x 7.20m (15'1" x 23'7")

Very spacious lounge/diner with two secondary double glazed sash windows with view of Abbey Fields park, feature fireplace and carpet.

Kitchen

3.32m x 3.83m (10'11" x 12'7")

Secondary double glazed sash window to rear, fitted kitchen with a range of wall and base units with integrated gas hob and electric oven and additional built in storage.

Bedroom 1

4.60m x 4.01m (15'1" x 13'2")

Secondary double glazed window, large double bedroom with built in wardrobes and carpet.

Bedroom 2

4.60m x 2.57m (15'1" x 8'5")

Secondary double glazed sash window to front, double room with carpet.

Bathroom

3.23m x 2.63m (10'7" x 8'7")

Secondary double glazed window to rear, modern tiled bathroom with white suite to include bath with dual head thermostatic shower over, W/C, hand wash basin and built in storage.

Viewings

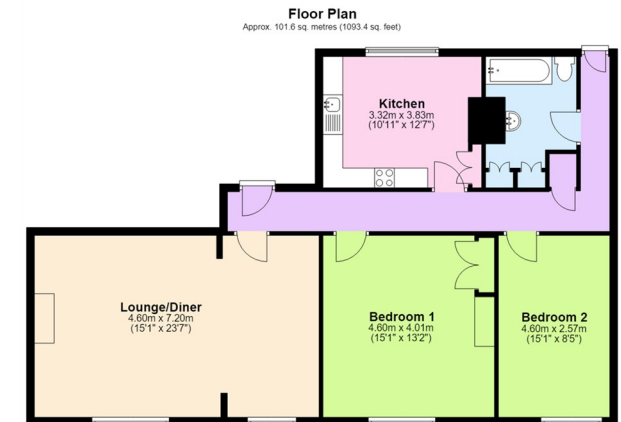
Viewings are strictly by appointment only via Archer Bassett.

Tenure - Leasehold

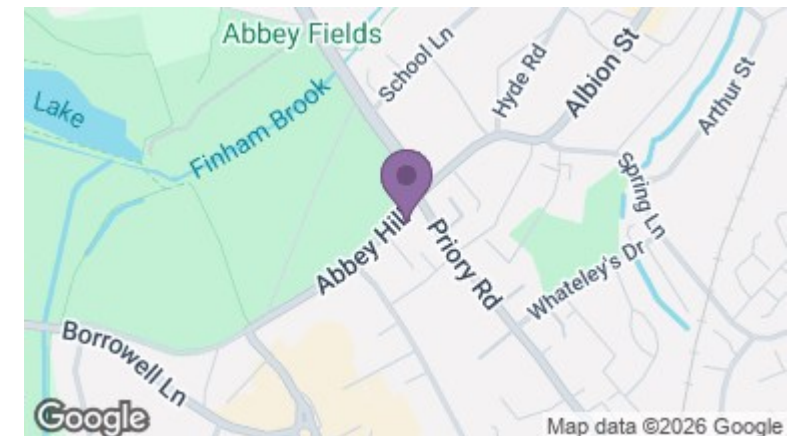
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



Total area: approx. 101.6 sq. metres (1093.4 sq. feet)



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Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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