



# The Paddocks Holmewood Close Kenilworth CV8 2JE

for sale offers over  
**£240,000**



## Property Description

Fantastic duplex apartment with basement living accommodation. Double glazed windows throughout the property with shutters and high ceilings. Briefly comprising of a communal entrance with secure entry system, entrance to apartment, entrance hall, lounge/diner with archway to kitchen, master bedroom to the front, bathroom to rear, stairs down to landing on lower level with access to bedroom two. Sought after location, set back on a secluded corner plot in popular residential area, with both dedicated driveway and off road parking to the front or further visitors with grassed and mature communal garden to the rear. Near to local shops on Albion Street, and routes into Kenilworth Town and to Abbey Fields

## Approach

Secure entry system, access through to communal entrance and leading to;

## Entrance

Access to own front door entrance, leading into:

## Hall

Wooden flooring and useful storage cupboard, doors to all the ground floor rooms and stairs leading to the lower level.

## Living Room

17' 11" x 16' 1" ( 5.46m x 4.90m )  
Modern room with wood flooring, radiator, wall light fixtures, power points and two windows to the side and bay window to the rear accompanied with fitted shutters. Modern inglenook fireplace with two windows. Ample space for both living room and dining furniture, with benefit of built in bay window storage. Open plan style leading through into the kitchen.

## Kitchen

13' 8" x 5' 10" ( 4.17m x 1.78m )  
Range of base and wall mounted units in contemporary monochrome colours with complimentary work surfaces and splashback. Built in appliances to include; fridge freezer, dishwasher, electric hob and double oven with extractor fan over. Utility cupboard housing boiler with additional storage. Double glazed window to side elevation with shutters. The room benefits from having a continuation of the wood flooring and a recently fitted modern light fixture.

## Bathroom

Modern and contemporary white suite comprising bath, shower cubicle, vanity sink with mixer tap, low level WC, cupboard with shelving and downlighters.

## Bedroom 1

17' 1" x 11' 8" ( 5.21m x 3.56m )  
Double bedroom with double built in wardrobes, radiator, continuation of wooden flooring and feature windows to the front as a bay window with fitted shutters. Further window to side elevation with shutters too.

## Lower Floor Landing

Stairs leading down from the hall, radiator and storage cupboard, door to;

## Bedroom 2

17' 10" x 13' 2" ( 5.44m x 4.01m )  
Windows to rear with shutters, bay window space perfect for office equipment or dressing area. Wood flooring and fitted wall radiator.

## Communal Garden

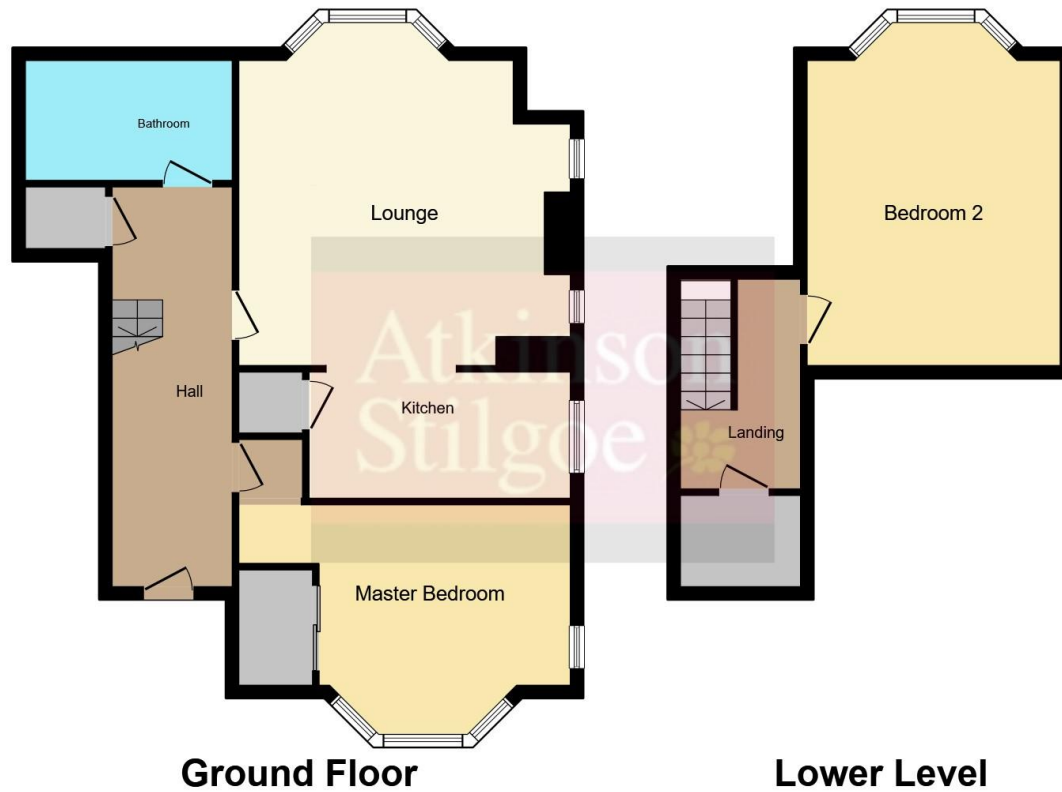
To the rear of the block, mostly laid to

lawn with mature shrubs.

## Front Of Property

Communal parking to front with access to dedicated private gravel parking for two cars solely belonging to Flat 1. Space for storage shed.





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EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 1500.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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