



JULIE PHILPOT
RESIDENTIAL



64 Denemoor Court | Elmdene Road | Kenilworth | CV8 2BX

£185,000

A large ground floor apartment with its own private entrance door. The property provides generous and well-planned accommodation with two bedrooms and allocated parking. The apartment offers great scope for cosmetic improvement.

- No Chain Involved
- Ground Floor Apartment
- Spacious Accommodation
- Popular Location



Property Description

COVERED PORCH

With exterior storage cupboard and personal entrance door to:

HALL

With radiator and central heating thermostat.

LARGE 'L' SHAPED LOUNGE/DINER

21' 8" x 14' 2 MAX" (6.6m x 4.32m)

Having dual aspect windows, two radiators, two TV aerial connection points, and broadband connection.

KITCHEN

10' 2" x 7' 4" (3.1m x 2.24m)

With a range of cupboard and drawer units having matching range of wall cupboards and round edge work surfaces. Stainless steel sink unit, four ring gas hob with extractor hood over and electric oven under. Space and plumbing for automatic washing machine and space for further under counter appliances. Vaillant wall mounted gas boiler.

BEDROOM ONE

12' 0" x 10' 1" (3.66m x 3.07m)

Having radiator and telephone point.

BEDROOM TWO

12' 1" x 7' 4 MAX" (3.68m x 2.24m)

With radiator and TV aerial connection.

BATHROOM

6' 2" x 7' 1" (1.88m x 2.16m)

Having panelled bath with mixer tap/shower attachment over. Pedestal wash hand basin, w.c., extractor fan and shaver point/wall light. Complementary tiling.

OUTSIDE

PARKING

There is an allocated car parking space plus visitor spaces in the resident car park located to the rear.

GARDENS

There is a lawned area to the front of the property.

TENURE

We understand that the lease is 120 years from 1995 (approximately 90 years unexpired as of October 2025). We understand that the service charge is £2095 per annum and the ground rent is £50 per annum. We are waiting confirmation of these details. The Management Company is Marstons.



Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

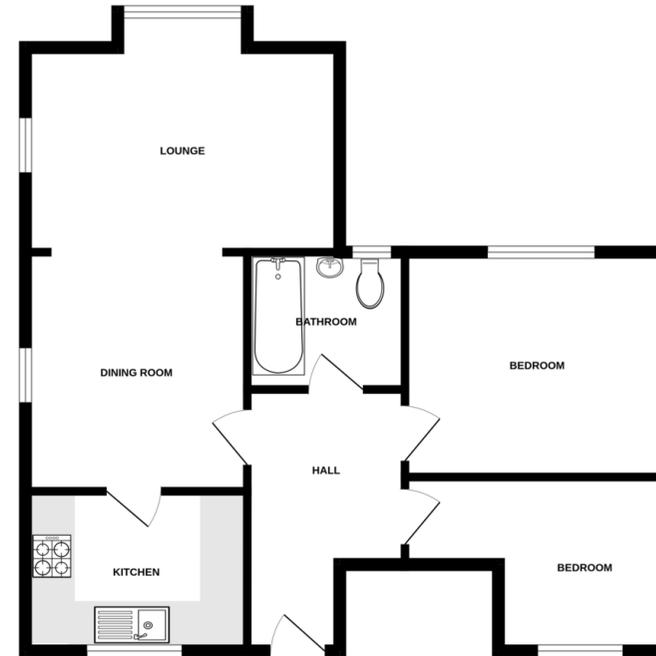
T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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

GROUND FLOOR
650 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metagon 02/20

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |