

BELVOIR!

Guide Price £230,000



53 Kempton Drive

, Warwick CV34 5FT

**** NO CHAIN **** This stylish and well-appointed first-floor apartment offers an excellent balance of contemporary living and practical design, ideally positioned between Warwick and Leamington Spa.

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ACCOMMODATION

Key Features:

- First-floor apartment with lift access
- Secure communal entrance
- Dual-aspect living/dining room
- Juliet balcony with opening doors and enclosed balcony
- Partially open-plan kitchen with integrated appliances
- Two double bedrooms
- Ensuite shower room to principal bedroom
- Family bathroom with shower over bath
- One allocated parking space
- Sought-after location between Warwick and Leamington Spa

This stylish and well-appointed first-floor apartment offers an excellent balance of contemporary living and practical design, ideally positioned between Warwick and Leamington Spa.

Accessed via a secure communal entrance with both lift and stair access, the property opens into an outer hall leading to a central hallway, creating a welcoming sense of space and flow.

At the heart of the home is a superb dual-aspect living and dining room, filled with natural light. One side features Juliet doors that open, while the other leads to an enclosed balcony with windows. This impressive room is perfectly suited for both relaxing and entertaining. The kitchen is partially separated, maintaining a sense of openness while benefiting from a range of integrated appliances and ample storage.

The apartment comprises two generously sized bedrooms, including a principal bedroom with a modern ensuite shower room. A contemporary family bathroom, fitted with a bath and shower over, serves the second bedroom.

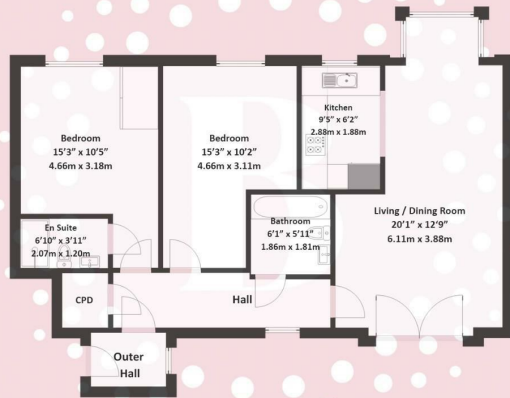
Further benefits include one allocated parking space within the car park and well-maintained communal areas.

Situated in a highly desirable area of Warwick, ideally positioned between Warwick town centre and Leamington Spa, the property enjoys the best of both locations.



Total Internal Living Area 68.04 square metres / 732 square feet

First Floor



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		86	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.