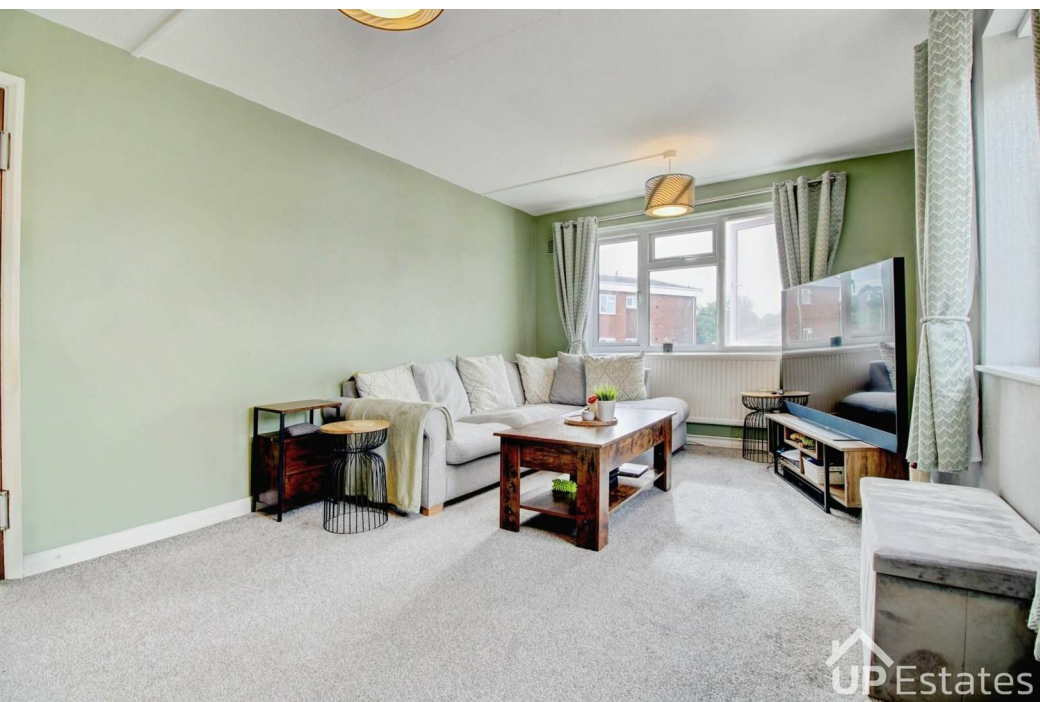




2 Bedroom Apartment
located on Albion Street, Kenilworth
£175,000

UP Estates



SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT | NEW MODERN SHOWER ROOM | IDEAL FIRST TIME BUY OR INVESTMENT | CLOSE TO KENILWORTH OLD TOWN | KITCHEN BREAKFAST ROOM | LOUNGE WITH DUAL ASPECT WINDOWS

Situated in a sought after location within easy reach of Kenilworth Old Town and the picturesque Abbey Fields, this spacious two bedroom first floor apartment offers generous accommodation throughout and would make an excellent first time purchase, investment or downsizing opportunity. Benefitting from gas central heating, double glazing and an EPC rating of C, the property is also conveniently located close to local amenities and excellent transport links.

Accessed via a secure communal entrance with intercom system, the apartment opens into a welcoming entrance hall with several useful built in storage cupboards. The spacious living room is flooded with natural light from dual aspect windows and provides an excellent space for relaxing and entertaining. The fitted kitchen diner benefits from vinyl wrapping to refresh the space, and offers ample cupboard, worktop space, room for a dining table and space for appliances.

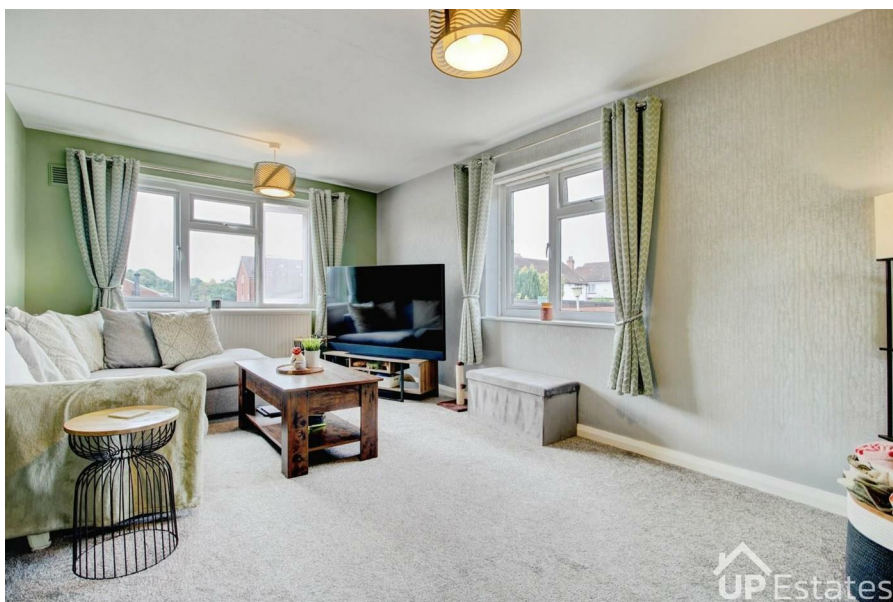
There are two generous double bedrooms, with the principal bedroom offering excellent proportions and the second bedroom benefitting from built in wardrobes (currently utilised as home office/second reception room) followed by the beautiful re-fitted shower room!

Externally, residents have access to well maintained communal gardens and off road parking available on a first come, first served basis. There is also a useful external storage area, ideal for bicycles and additional storage.

Offering spacious accommodation in a highly desirable location, this fantastic apartment is ready to move straight into and presents an excellent opportunity for a wide range of buyers.

£175,000

- SPACIOUS FIRST FLOOR APARTMENT
- TWO GENEROUS DOUBLE BEDROOMS
- KITCHEN BREAKFAST ROOM
- BRIGHT DUAL ASPECT LIVING ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- COMMUNAL GARDENS & RESIDENTS' PARKING
- EXTERNAL STORAGE FOR BIKES OR ADDITIONAL STORAGE
- WALKING DISTANCE TO KENILWORTH OLD TOWN & ABBEY FIELDS
- IDEAL FIRST TIME BUY, DOWNSIZE OR INVESTMENT OPPORTUNITY
- MODERN RE-FITTED SHOWER ROOM





LOCATION

Albion Street is situated within a popular residential area of Kenilworth, well positioned for highly regarded local schools, nearby amenities and Kenilworth town centre, with excellent transport links including the railway station and easy access to Warwick, Leamington Spa and Coventry. A range of local shops and eateries are only a stones throw away, adding to this properties appeal!



IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.



While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.



All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

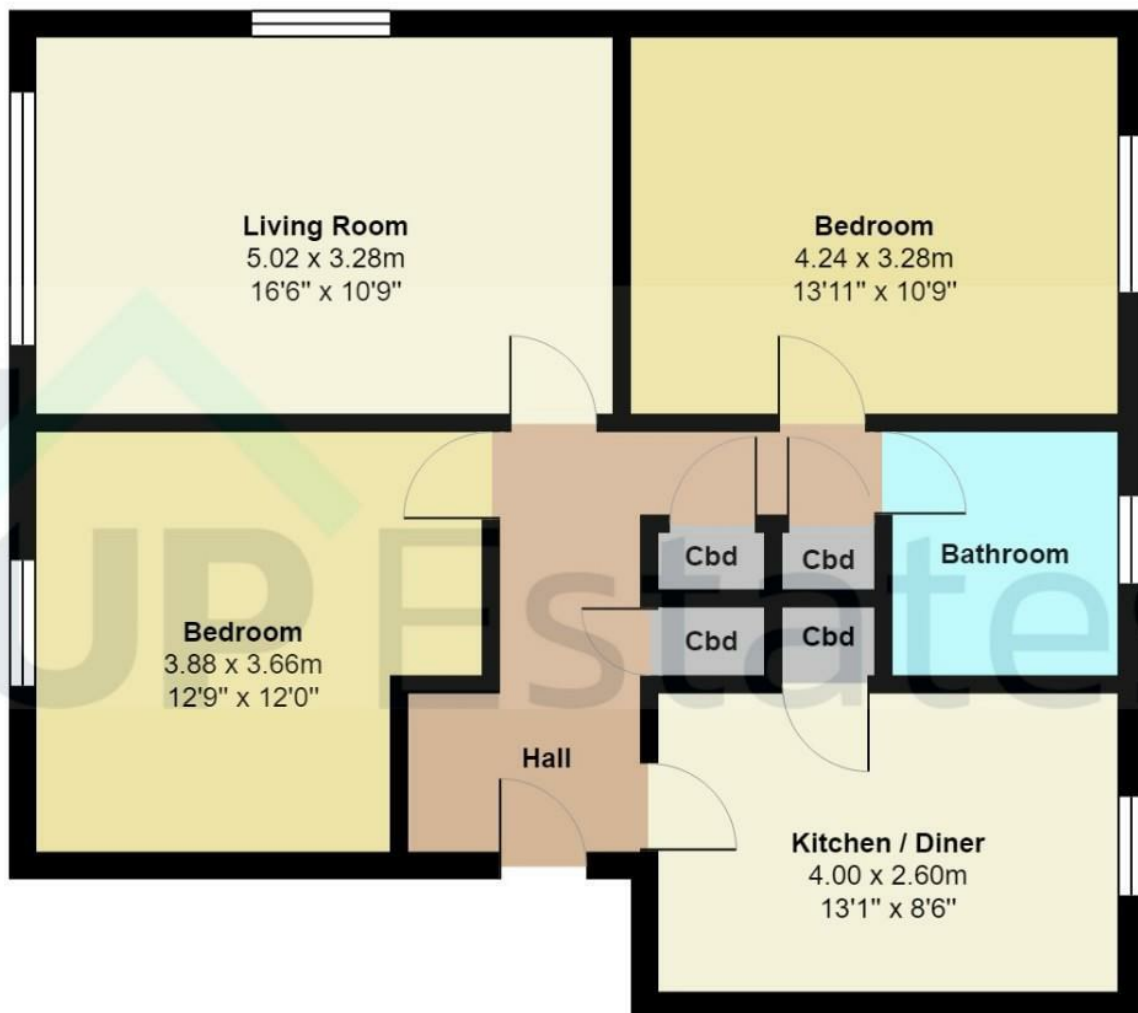
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Albion Street, Kenilworth





Total Area: 71.8 m² ... 772 ft²

All measurements are approximate and for display purposes only

CONTACT

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