



Manor Court, Manor Road, Kenilworth. CV8 2QJ

£137,500

- Attractive Ground Floor Apartment
- One Well Proportioned Bedroom
- Allocated Parking Space To The Front
- Ideal Location for Warwick University
- Offered With No Onward Chain
- Double Glazing Throughout
- EPC Rating C - 69
- Electric Heating
- Old Town Kenilworth Location
- Warwick District Council Tax Band B

Manor Road, Kenilworth CV8 2QJ

A ground-floor apartment perfectly positioned in the heart of Old Kenilworth and situated in a bloc of ten other apartments, just a short stroll from the historic Old High Street, Abbey Fields, Kenilworth Castle, and the vibrant town centre.

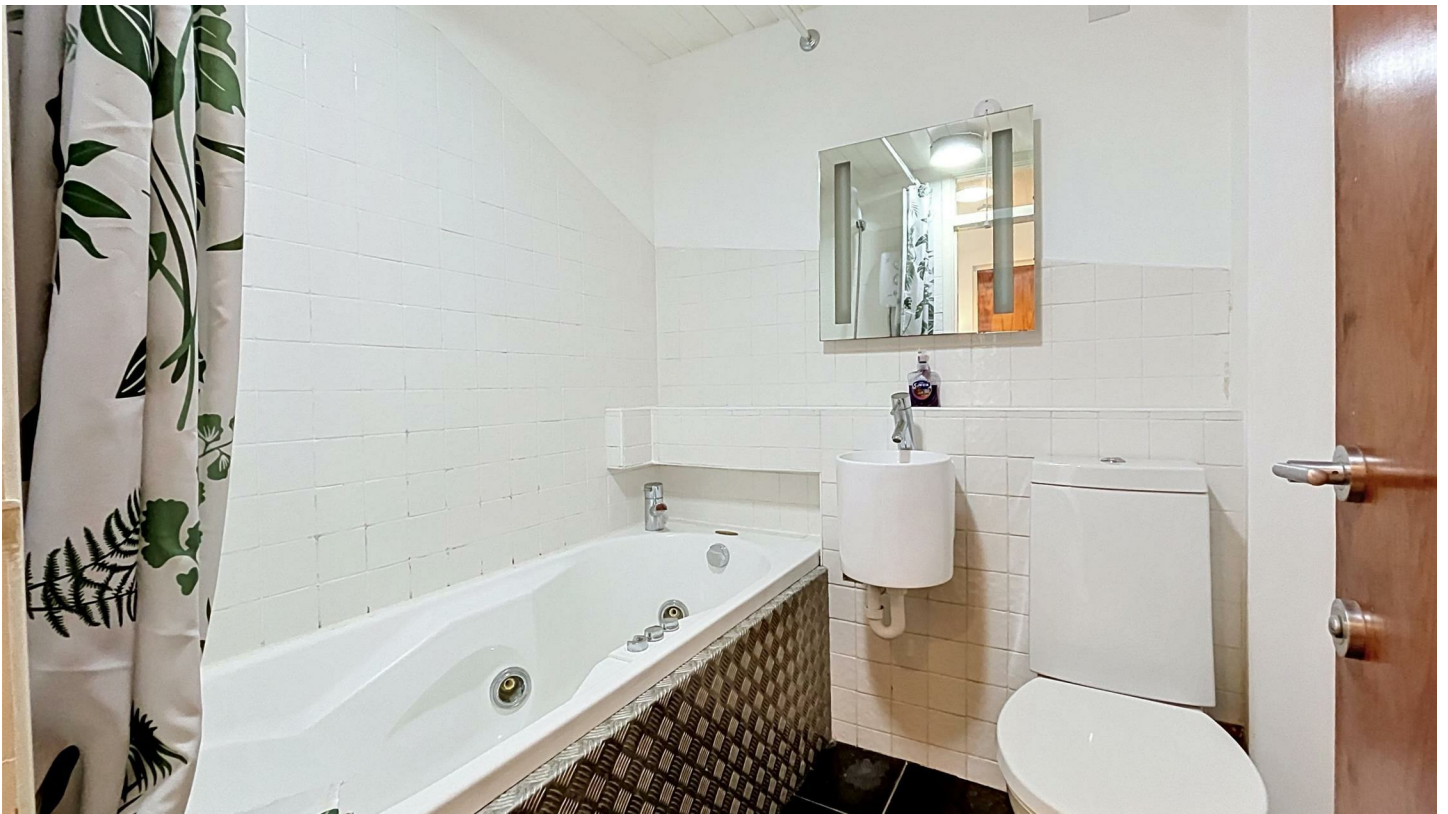
Well presented throughout, this delightful apartment offers a superb opportunity for first-time buyers, investors, or anyone seeking an elegant pied-à-terre in one of Kenilworth's most desirable locations.

The accommodation includes a welcoming communal entrance vestibule and hallway, a private front door opening into a spacious entrance hall with fitted storage, a bright and comfortable living room, and a well-proportioned double bedroom. The refitted bathroom and stylish modern kitchen feature quality fittings, including a halogen hob, combination microwave oven, washing machine, and refrigerator.

Further benefits include double glazing, electric heating, residents' parking, and the added advantage of no onward chain, making this an attractive and ready-to-move-into home.



Council Tax Band: B



ENTRANCE

Glazed entrance door leads into the communal vestibule. Security glazed internal door with entry system leading into the communal hallway.

ENTRANCE HALL

With down lighter, built in shelved storage cupboard, airing cupboard with lagged copper cylinder and slatted shelving.

LOUNGE

10'10" x 10'2"

With electric night storage heating, wall light and a double glazed window to the front

FITTED KITCHEN

8'0" x 6'1"

Comprehensively fitted kitchen featuring natural wood-faced base and wall units with ample cupboards and drawers, complemented by rounded-edge work surfaces. Integrated appliances include a four-ring electric hob, combination microwave oven, automatic washing machine, and refrigerator. A single drainer stainless steel sink unit is provided, alongside a steel-faced shelved storage unit. There is an illuminated cooker hood, lighting, and a ceramic tiled floor. A double-glazed window with security grills and blinds completes the kitchen.

BEDROOM

8'0" x 10'10"

With double glazed window with blinds.

BATHROOM

With spa bath, glass wash hand basin, low level w.c., ceramic tiling to splash areas with illuminated mirror, ceramic tiled floor, electric towel rail/radiator, extractor fan

OUTSIDE

There are attractive communally maintained and well stocked gardens, parking to the front of the property.

TENURE

Each owner holds a share of the Freehold. This property is currently on a 99-year lease, with 57 years remaining. However, it will benefit from a newly extended lease upon completion extending the remaining term by 90 years to 147 years.

There is a monthly maintenance charge of £90 which includes the ground rent.

SERVICES

All mains services are connected with the exception of gas.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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	

Ground Floor

Approx. 29.7 sq. metres

