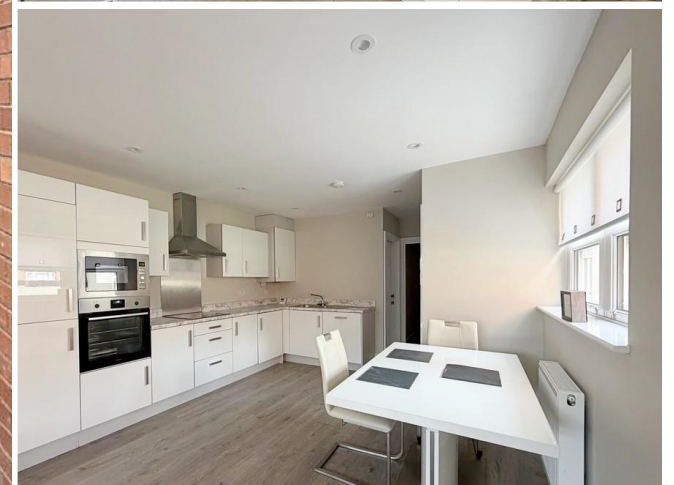




JULIE PHILPOT  
RESIDENTIAL



## 9 Payne House | Warwick Road | Kenilworth | CV8 1TW

£225,000

A superb opportunity to purchase a well planned ground floor garden apartment with modern open plan living overlooking the patio garden, two double bedrooms and large bathroom/wetroom. The property benefits from a private patio garden space plus allocated car parking and electrical vehicle charging point. Payne House is part of the recently developed Earl of Clarendon, ideally located in the town centre but benefitting from a quiet position to the rear of the development.

- No Chain Involved
- Two Double Bedrooms
- Patio Garden & Allocated Parking
- Gas Central Heating & Double Glazing



## Property Description

### DOOR TO

#### **SUPER OPEN PLAN LIVING AREA:**

24' 9" x 12' 4" (7.54m x 3.76m)

Having laminate flooring, in the lounge area are two radiators and dual aspect windows plus wall mounted tv bracket. In the dining area is space for a dining table and chairs plus radiator and window. In the kitchen area is a round edged 'L' shaped work surface with stainless steel sink, integrated dishwasher, fridge/freezer and washer/dryer. Four ring electric hob with stainless steel splashback and extractor hood.

Cupboard and drawer units with matching wall cupboards and further cupboard housing the Alpha gas boiler. Electric wall mounted oven with built in microwave oven over and cupboards above and below. Smoke detector. Further built in large storage cupboard.

#### **DOUBLE BEDROOM**

11' 9" x 11' 2" (3.58m x 3.4m)

With radiator and tv aerial point.

#### **DOUBLE BEDROOM**

15' 9" x 9' 4" (4.8m x 2.84m) Max

A great second double bedroom. Radiator and tv aerial connection. Broadband connection point and:

#### **BATHROOM/WETROOM**

This large bathroom has been modified from the original build which provided two bathrooms, it can be re-converted back to two bathrooms if so desired. At present it is fully tiled, has a wall hanging wash basin and w.c.

## **OUTSIDE**

## **PARKING**

There is allocated parking with the property and an EV charging point.

## **PATIO GARDEN**

There is a private patio garden area which is ideal for garden furniture and outdoor dining.

## **TENURE**

The property has a 150 year Lease with approximately 145 years unexpired. The Ground rent is £200.00 per annum and the current service/maintenance charge is £500.00 per annum.



## Tenure

Leasehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

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### Energy rating and score

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

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



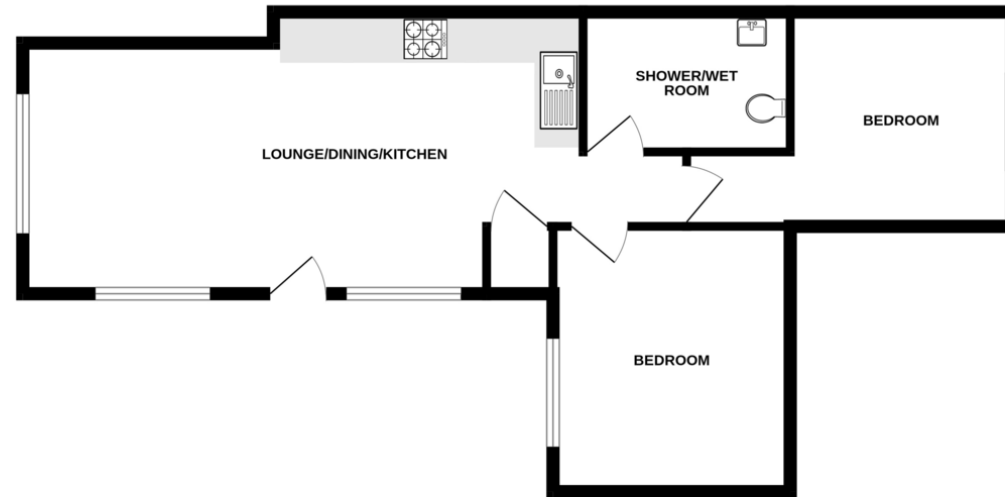
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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