



JULIE PHILPOT
RESIDENTIAL



Kenilworth Hall | Bridge Street | Kenilworth | CV8 1BQ

£149,000

A super opportunity to immediately purchase this ground floor apartment being sold with 'No Chain' involved. Our seller is very motivated to sell; there is scope for some cosmetic improvement in the future and there is the benefit of hardwood floors in the property. The location is very popular being in the 'Old Town' opposite Abbey Fields and adjacent to the old High Street with the Castle being within an easy stroll. There are two bedrooms, one with an en-suite bathroom plus a further shower room. The lounge has archway access to the spacious kitchen. Outside is an allocated car parking space. Viewing is highly recommended.

- Chain Free Sale
- Two Bedrooms
- Two Bathrooms
- Great, Old Town Location



Property Description

COMMUNAL ENTRANCE DOOR

With security entryphone system.

PERSONAL ENTRANCE DOOR TO NUMBER 17

ENTRANCE HALL

Having a large double door storage/cloaks cupboard. Night storage heater, dado rail and wooden flooring.

SHOWER ROOM

Having a corner shower enclosure with Triton electric shower and curtain rail over, w.c. and pedestal wash basin. Wall heater, heated towel rail and complementary tiling. Wall mirror, light and shaver point over.

LOUNGE/DINER

14' 8" x 11' 9" (4.47m x 3.58m)

Having two wall light points, two-night storage heaters, dimmer switch and wooden flooring. Security entryphone system and pleasant views. Archway to:

FITTED KITCHEN

8' 1" x 9' 11" (2.46m x 3.02m)

Having a range of cupboard and drawer units with matching wall units. Round edged worksurfaces and space and plumbing for washing machine. Slot in cooker with extractor hood over, space for tall fridge/freezer, extractor fan and airing cupboard housing large hot water cylinder.

BEDROOM ONE

11' 8" x 11' 9" (3.56m x 3.58m)

With electric wall panel heater, wooden flooring and door to:

EN-SUITE BATHROOM

With panelled bath, w.c., pedestal wash basin, heated towel rail, fully tiled walls and wall mounted heater. Wall mirror with light and extractor over.

BEDROOM TWO

10' 2" x 7' 8" (3.1m x 2.34m)

Having wooden flooring, electric panel heater, fitted shelving and built in wall desk unit.

OUTSIDE

PARKING

There is an allocated car parking space.

TENURE

The property has now had a lease extension. The New Extended Lease Term will be ending in 2196.

The Ground Rent will become a Peppercorn. The Service Charge is £3522.32 (£880 per quarter). The Management Company are Olive Leaf Lettings Ltd.



Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

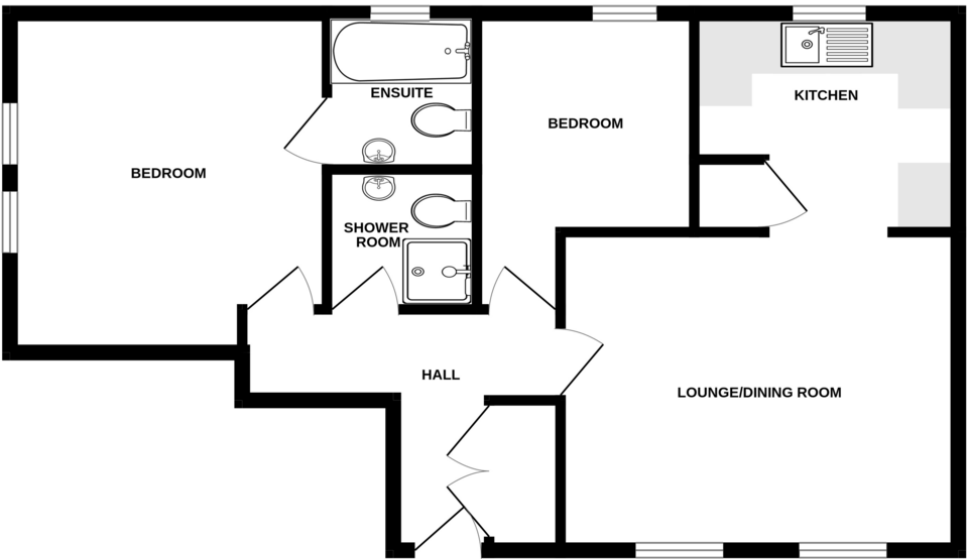
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635sq.ft. (59.0 sq.m.) approx.

Energy rating and score

This property's energy rating is E. 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
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		