JULIE PHILPOT
RESIDENTIAL







2 Harbourne Close | Kenilworth | CV8 2ST

£169,950

A spacious ground floor apartment providing easy living with two double bedrooms and an allocated parking space. The property is also available with 'No Chain' involved and is within easy walking distance of the train station, town centre and Abbey Fields. An ideal property for first time buyers, down sizers or investment buyers.

- Ground Floor Apartment
- Two Double Bedrooms
- Allocated Parking Space
- No Chain Involved





Property Description

SECURITY ENTRANCE DOOR:
To communal hallway with staircase to upper floors.

PERSONAL ENTRANCE DOOR TO:

HALLWAY
With radiator, security entry phone and airing cupboard housing the recently re-fitted electric pressurised system for central heating and hot water (fitted in May 2026).

LIVING ROOM
18' 3" x 13' 1" (5.56m x 3.99m)
Having dual aspect windows providing lots of natural light and plenty of space for living room and dining furniture. Two radiators.

KITCHEN
11' 1" x 5' 5" (3.38m x 1.65m)
Having a range of cupboard and drawer units with matching wall cupboards and contrasting worksurfaces. Space and plumbing for a washing machine, space for tall fridge/ freezer, four ring electric hob with electric oven under and extractor hood over. Complementary tiling and radiator.

BEDROOM ONE
12' 2" x 9' 1" (3.71m x 2.77m)
A generous size bedroom with radiator.

BEDROOM TWO
12' 2" x 6' 9" (3.71m x 2.06m)
A second double bedroom with radiator.

BATHROOM
With panelled bath having electric shower over, pedestal wash hand basin, w.c, shaver point and radiator.

OUTSIDE

To the rear of the property will be found the visitors parking spaces.

PARKING

There is an allocated parking space.

TENURE

The property is Leasehold with a 125 year term from January 2004. There are approximately 102 years unexpired at November 2026. The ground rent is £150 per year. The service and maintenance charges are £1554.96 per year payable to RMG Management.







Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

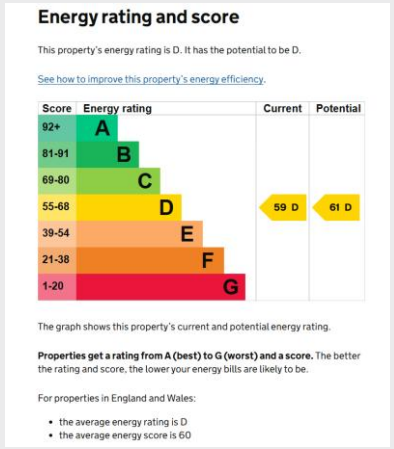
Strictly by appointment

Contact Details

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Energy rating and score

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

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	61 D
39-54	E		
21-38	F		
1-20	G		

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



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