



JULIE PHILPOT
RESIDENTIAL



Heritage Court | Fennyland Lane | Kenilworth | CV8 2RS

A superb, luxury apartment with light and airy open plan living, Juliet balcony and lovely views set in a desirable residential location, being spacious and well planned throughout with two double bedrooms both have built in wardrobes and the master having an en-suite plus dressing room. The location is ideal being just a short walk away from Kenilworth Common and The Greenway, the Old High Street, Kenilworth Castle and Abbey Fields. Commuting is easy and a bus service is close by.

£245,000

- Viewing Essential
- Luxury Apartment With Open Plan Living
- Two Double Bedrooms, Master En-Suite
- Two Parking Spaces & Visitors Parking



Property Description

SECURITY ENTRANCE

With video entry system and staircase to all floors.

PERSONAL DOOR TO ENTRANCE HALL

With two good size built in storage cupboards and radiator. Access to roof storage space via pull down loft ladder.

OPEN PLAN LIVING ROOM AND KITCHEN

21' 4" x 19' 9" (6.5m x 6.02m)

A wonderful open plan room being light and airy in design with an open aspect towards mature trees and Kenilworth Common. Two radiators, 'juliet' balcony with French double doors. The lounge area has plenty of space for seating and dining areas. The kitchen area is modern in style having an extensive range of units including matching wall cupboards. Space and plumbing for both a washing machine and dishwasher, gas hob with glass splashback and extractor hood over Space for tall fridge/freezer and complementary tiling.

MASTER BEDROOM

13' 8" x 9' 1" (4.17m x 2.77m)

A very nice double room with radiator, pleasant aspect and access to dressing room with built in wardrobes. Built in storage cupboard and door to:

EN-SUITE

With large shower enclosure, glazed shower screen door, w.c., and wash basin. Complementary tiling, wall mounted cabinet and heated towel rail.

DOUBLE BEDROOM TWO

10' 4" x 9' 2" (3.15m x 2.79m)

A great second double bedroom with built in wardrobes having sliding mirror doors, radiator and pleasant views.

BATHROOM

Having panelled bath with w.c., pedestal wash basin, heated towel rail, extractor and complementary tiling.

OUTSIDE

There are two allocated car parking spaces

TENURE

The property is Leasehold. The lease has an unexpired term of 101 years. The Ground Rent is £200.00p.a and the Service Charge is £1300.00 p.a.



Tenure

Leasehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy rating and score

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

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

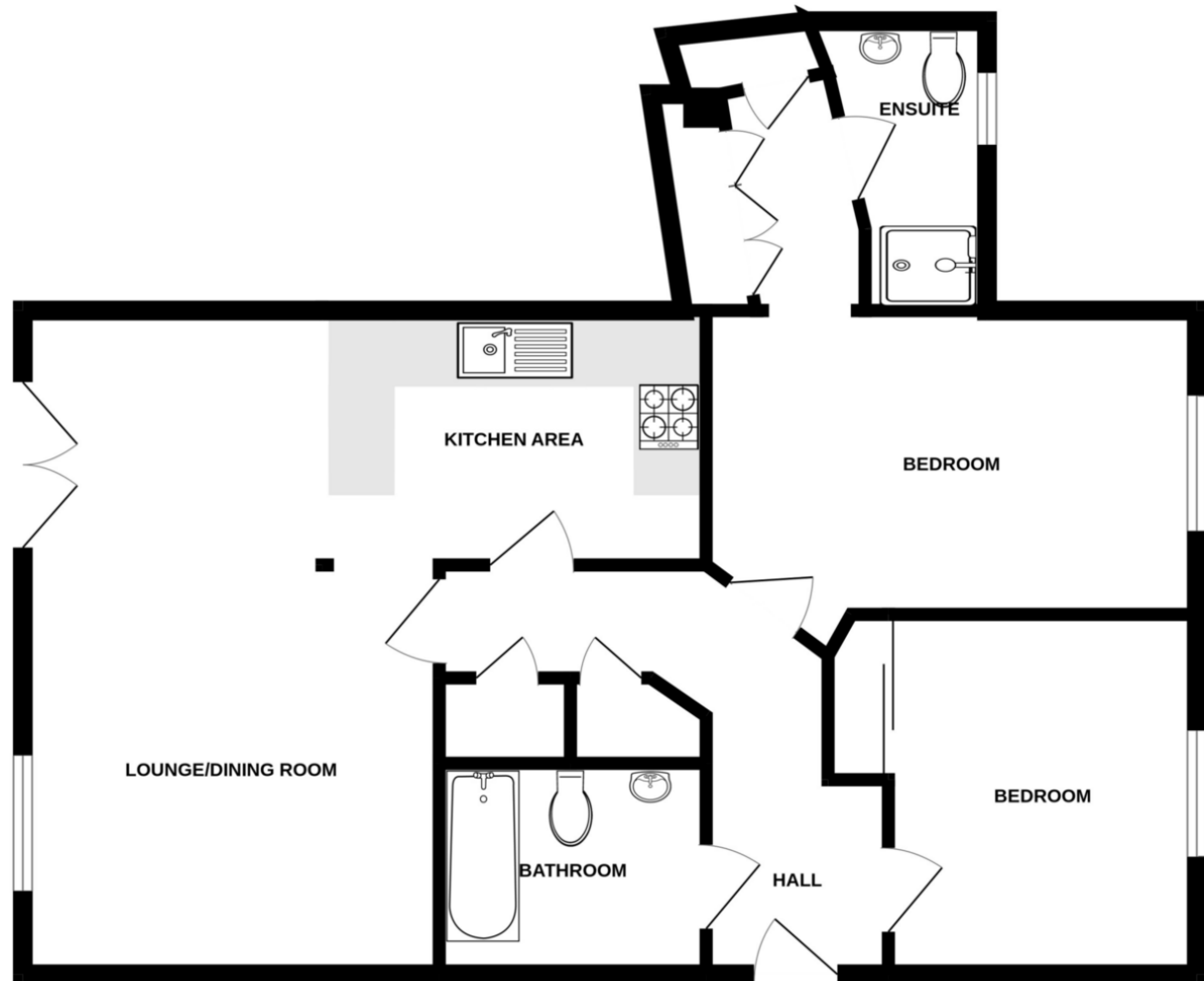
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 and 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