



JULIE PHILPOT
RESIDENTIAL

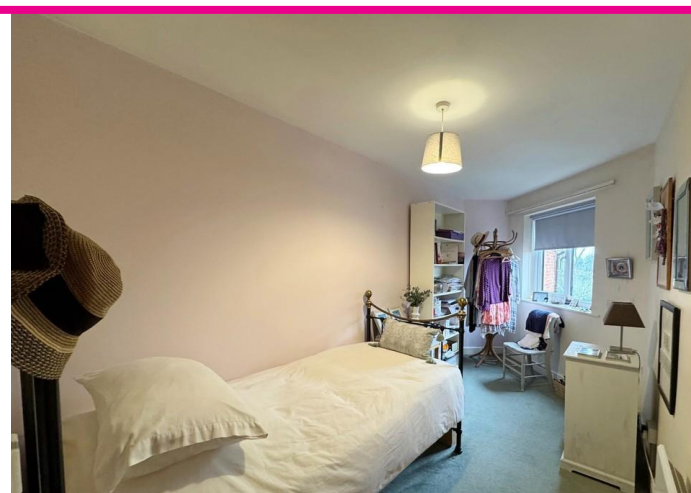
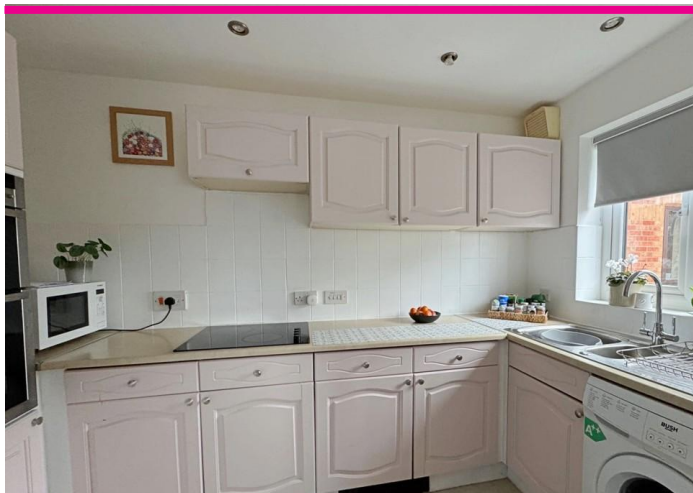


15 Coniston Grange | 11 Priory Road | Kenilworth | CV8 1LL

A very attractive, greatly improved and well planned apartment within this highly sought after and small development for those over the age of 55. The location is ideal with Abbey Fields, the Old High Street, Train Station, bus service and town centre shopping and social amenities all on the doorstep. Meanwhile the apartment is also quiet and enjoys lovely views to the rear with a lift and stairs to all floors. The apartment provides plenty of storage, two bedrooms, modern shower room and attractive lounge with kitchen off.

£229,950

- Retirement Apartment For Over 55's
- Two Bedrooms
- Lift & Stairs to All Floors
- Super, Popular Town Location



PROPERTY DESCRIPTION

This is a delightful apartment which can only be fully appreciated by viewing. The present seller has made many recent improvements to include interior redecoration, a new modern consumer unit and upgraded electric radiator heating in the lounge and master bedroom, installation of double glazing as well as a new garage door.

Coniston Grange is a very popular spot, it is within an easy walk to town and Abbey Fields, public transport and train station are close by too. The development is ideal for those who qualify with an age over 55 but who also want to live independently without on site managers. There is a laundry room, a guest suite and very attractive communal gardens for all residents to enjoy.

COMMUNAL ENTRANCE HALL

With security entryphone system plus lift and staircase to all floors. On this, the ground floor is where the laundry room is located.

PERSONAL ENTRANCE DOOR TO NUMBER 15

Well planned in design providing plenty of storage with two deep built in cupboards and an airing cupboard housing the hot water cylinder plus fitted shelving.

BATHROOM/SHOWER-ROOM

With corner shower enclosure having Mira shower and curved shower screen door. Pedestal wash basin, w.c., heated towel rail, extractor fan and complementary tiling.

LOUNGE

14' 6" x 10' 10" (4.42m x 3.3m)

A light and airy room with three windows, tv aerial connection, feature fireplace and recently installed Fischer electric radiator.

KITCHEN

10' 8" x 6' 2" (3.25m x 1.88m)

Having pleasant views, an extensive range of cupboard and drawer units with matching wall cupboards. One and a half bowl sink unit, space for tall fridge/freezer, space and plumbing for washing machine, Neff wall mounted double oven and Bosch electric hob. Plinth heater.

BEDROOM ONE

10' 2" x 9' 8" (3.1m x 2.95m)

With built in double wardrobe and recently installed Fischer electric radiator.

BEDROOM TWO

10' 0" x 6' 5" (3.05m x 1.96m)

With pleasant views, built in wardrobe/storage cupboard and electric wall mounted panel heater.

OUTSIDE

COMMUNAL GARDENS

The gardens are very attractive, well stocked and well maintained with areas of lawn, shrubbery borders and several seating areas. Outside tap.

GARAGE

The single garage is in the small block to the rear of the building.

TENURE

The property has a 'Share of Freehold' with Coniston Grange Management holding the Freehold with each apartment owning a Share. The Service Charge is £175.00 per month Loveitts are the Managing Agents.



Tenure

Share of Freehold

Council Tax Band

B

Viewing Arrangements

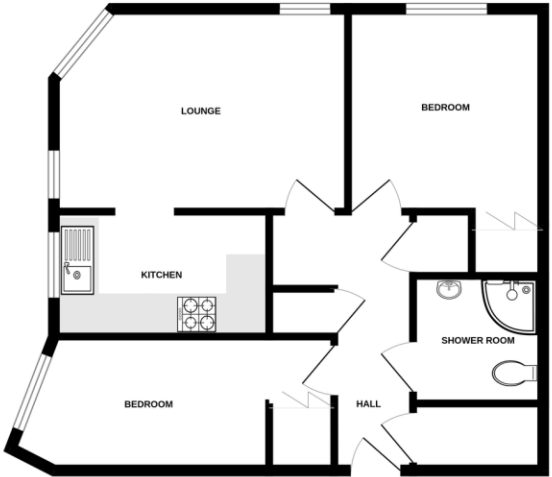
Strictly by appointment

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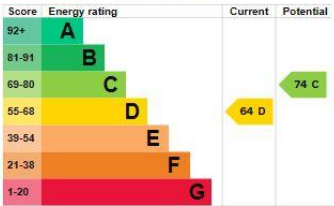
Measurements are approximate. Not to scale. Illustration purposes only.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes 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

Energy rating and score

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

[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