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Clement House, The Blundells Kenilworth, CV8 2PE

Offers In The Region Of £210,000

- Spacious Two Bedroom Apartment
- Open Plan Kitchen With Appliances
- One Parking Space
- L Shaped Loft Storage/Occasional Use Room
- No Onward Chain, 103 Years Remaining On Lease
- Attractive Lounge/Dining Room
- Energy Rating C- 78
- Four Piece Bathroom
- Gas Central Heating & Double Glazing
- Warwick District Council Tax Band C

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Clement House, The Blundells Kenilworth, CV8

Located a short walk to Kenilworth Town Centre and Abbey Fields this good quality first floor luxury apartment offers particularly spacious accommodation with the advantage of a second-floor self-contained office/occasional bedroom three. The outstanding accommodation comprises: shared private entrance hallway with stairs to first floor landing, feature entrance hall with large impressive lounge/dining room with feature window and separate lounge and dining areas, fitted kitchen with integrated appliances, master bedroom, second double bedroom with built-in wardrobes and storage cupboard, bathroom with white suite and separate shower, full gas combination central heating, double glazing, designated car parking space, low maintenance, high energy efficiency and offered for sale with no chain and early vacant possession.

2 1 1 C - 78

Council Tax Band: C







Approach
Over a secure entrance servicing the three apartments, stairs rising to the first floor communal landing with double glazed window, door into the

Reception Hall
With radiator, two ceiling lights, smoke alarm, wall mounted electric isolation unit, paddle stairs to loft room, intercom for the front door entrance, digital control clock for the central heating, door to the

Lounge/Dining Room
5.30m x 4.83m (17'4" x 15'10")
Open plan feature lounge with part vaulted ceiling with feature full height double glazed bay window with matching double glazed slip windows either side overlooking interesting views of Albion Street and Spring Lane, radiator, ceiling light, t.v point, opening to the dining area with space for large dining table, radiator, double glazed window to front, ceiling light, opening to the

Kitchen
4.61m x 2.38m (15'1" x 7'9")
Comprehensively fitted with a range of beech effect fronted units to both wall and base. The base units have a granite effect roll topped worksurface with an inset single drainer stainless steel sink unit with mono bloc tap, four ring gas hob with extractor canopy and electric oven. Integrated washing machine, dishwasher and integrated fridge and freezer, and washing machine, complimentary tiling to splash backs. The wall units benefit pelmet lighting and there is a tiled floor. Double glazed window to side, ceiling light, smoke alarm, wall mounted Vaillant eco fit pure combination boiler servicing the hot water and central heating.

Double Bedroom One
4.21m x 4.30m (13'9" x 14'1")
Spacious double room with built-in double wardrobe with hanging and fitted shelving, radiator, useful built in vanity corner drawer, two double glazed windows and ceiling light.

Double Bedroom Two
4.21m x 2.83m (13'9" x 9'3")
With double glazed window to side, ceiling light, built-in double wardrobe with hanging and useful shelving, additional built in good size single wardrobe or storage cupboard with shelving and coat hooks.

Bathroom
2.80m x 2.00m (9'2" x 6'6")
With a four piece white suite with low level w.c, pedestal wash hand basin, panelled bath with central chrome mixer tap, corner walk in shower enclosure with mains fed shower, ceramic tiling to full height to shower and half height to walls, opaque double glazed window to side, extractor fan, mirror and illuminated shaver point, heated chrome towel rail, ceramic tiling to floor.

Landing
2.37m x 1.56m (7'9" x 5'1")
Paddle stairs to the second-floor area with useful eaves storage, ceiling light, door into the

Loft Room
4.33m x 5.98m (14'2" x 19'7")
L shaped with space for desk with power and light and Velux, would accommodate a single bed for occasional use.

Parking
There is allocated parking to the rear of the development marked number two.

Tenure
The lease started on 31st Jan 2005, with an end date of the 29th Sep 2129 this is on a 125 years term.
There is 103 years remaining on the lease. There is an annual management charge, payable to Clement House Management Ltd, of £600 appox. Which can be paid monthly in instalments of £50.

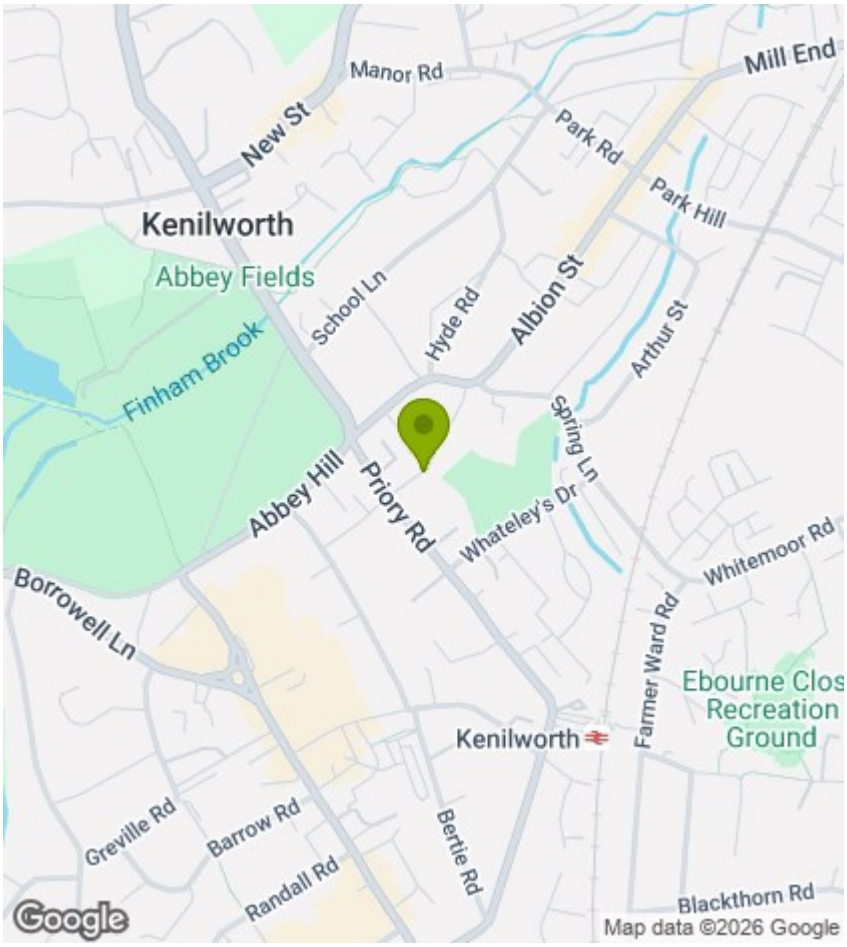
Services
All mains services are connected;

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
15 Mbps
Superfast
245 Mbps
Ultrafast
1800 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

Fixtures & Fittings
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

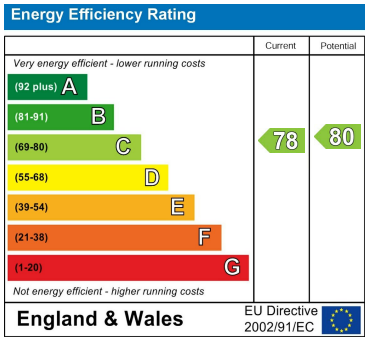


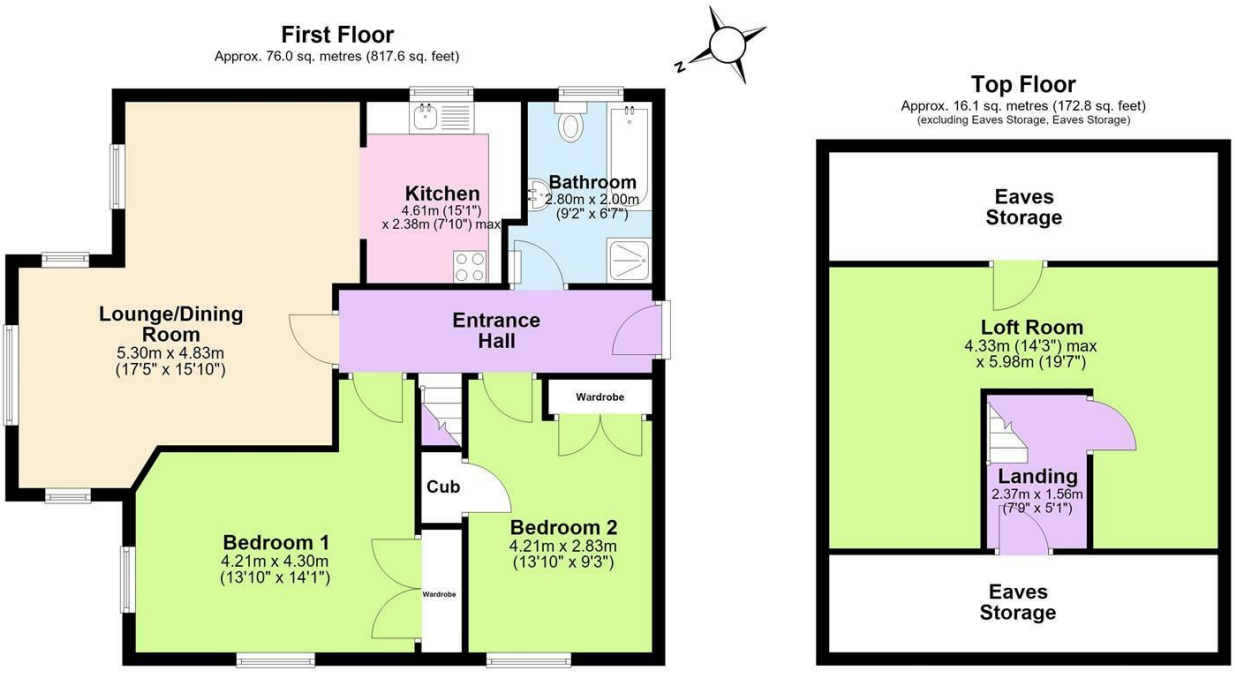
Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C





Total area: approx. 92.0 sq. metres (990.4 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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