



11 Alpine Court | Kenilworth | CV8 2QB

A spacious and well planned apartment with splendid, elevated views from all rooms the front towards the allotments and to the rear over a green lawned area. The accommodation is light and airy throughout with large picture windows to all rooms, there is plenty of storage too along with a modern kitchen and bathroom. The two bedrooms are large doubles and a further benefit is the garage to the rear plus a long Lease of 999 years from 1964. The Service Charges are also competitive at £800.00 per year.

£197,500

- Large & Spacious Apartment With A Garage
- Two Double Bedrooms With Great Views
- Close To Old Town, Very Sought After
- No Chain Involved



Property Description

COMMUNAL ENTRANCE DOOR

STAIRCASE TO SECOND FLOOR

With external storage cupboard and personal entrance door to number 11.

ENTRANCE HALL

With double door built-in cloaks/storage cupboard and internal doors leading off to all rooms.

LOUNGE/DINER

17' 4" x 12' 4" (5.28m x 3.76m)

With two radiators, garden views, telephone and broadband connections.

KITCHEN

11' 4" x 9' 7" (3.45m x 2.92m)

With sunny views towards the allotments. The kitchen is well planned with a range of white cupboard and drawer units having matching wall cupboards and contrasting worktops. Stainless steel sink, space and plumbing for washing machine, space and plumbing for slimline dishwasher, four ring gas hob with electric oven under and extractor hood over. Space for tall fridge/freezer and wall mounted Worcester gas boiler.

BEDROOM ONE

17' 4" x 11' 7" (5.28m x 3.53m)

This large double bedroom has views over the communal garden area to the rear. Radiator.

BEDROOM TWO

11' 4" x 10' 7" (3.45m x 3.23m)

The second double bedroom is located to the front and has built in wardrobes, radiator and views towards the allotments.

OUTSIDE

SINGLE GARAGE

A single garage with an up and over door is located in the block to the rear of the apartment.

COMMUNAL GARDENS

There is a garden area to the front with a monkey puzzle tree.

TENURE

The property is Leasehold. The Lease is 999 years from 1964. The Service and Maintenance Charges are £800.00 per year, payable at £200.00 per quarter. There is no additional Ground Rent payable as it is covered within the monthly service charge. Full details should be verified with your solicitor prior to an exchange of contracts.



Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

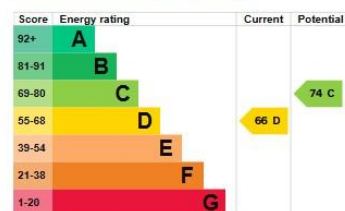
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

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.

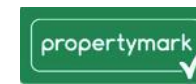
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Total area: approx. 69.0 sq. metres



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