JULIE PHILPOT
RESIDENTIAL







31 Kenilworth Hall | Bridge Street | Kenilworth | CV8 1BQ

£115,000

An investment opportunity to purchase this penthouse apartment in need of modernisation and improvement. The property is in a much sought after location being in the 'Old Town' opposite Abbey Fields and adjacent to the old High Street with the Castle and open countryside also being within an easy stroll. The apartment comprises two bedrooms, one with an en-suite bathroom, kitchen, lounge, plus a further cloakroom. There is also an allocated parking space.

- PENTHOUSE APARTMENT
- NO CHAIN INVOLVED
- TWO BEDROOMS
- SOUTH AFTER OLD TOWN LOCATION





Property Description

COMMUNAL ENTRANCE DOOR

With security entry phone system, lift and staircase to all floors.

PERSONAL ENTRACE DOOR TO NUMBER 31

ENTRANCE HALL

With security entry phone system, night storage heater and storage/cloaks cupboard.

BEDROOM TWO

8' x 8' 9" (2.44m x 2.67m)

With wall mounted electric panel heater.

KITCHEN

8' 2" x 7' 8" (2.49m x 2.34m)

Having a range of cupboard and drawer units with matching wall cupboards. Round edged worksurfaces, space and plumbing for automatic washing machine, one and a half bowl stainless steel sink unit, space for electric cooker with extractor hood over. Complementary tiling.

LOUNGE

14' 9" x 9' 9" (4.5m x 2.97m)

Having dual aspect windows and night storage heater.

BEDROOM ONE

13' 7" x 10' 8 (including wardrobe)" (4.14m x 3.25m)

With an extensive range of built in wardrobes, wall mounted electric panel heater, airing cupboard housing the hot water cylinder and door to:

ENSUITE BATHROOM

8' x 5' 4 MAX" (2.44m x 1.63m)

Having panelled bath with shower over, w.c., pedestal wash basin and electric heated towel rail.

CLOAKROOM/BATHROOM

5' 7" x 5' 6" (1.7m x 1.68m)

With pedestal wash basin, w.c. and space for a bath with shower over.

OUTSIDE

PARKING

There is an allocated car parking space to the front of the building.

TENURE

The current lease is approximately 170 years as of 2026, 210 years from 1986. The Service Charge 2025/26 is £3522.32 per annum (£880.00 per quarter) and the Ground Rent is £100/annum. The Management Company are Olive Leaf Lettings Ltd.







Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

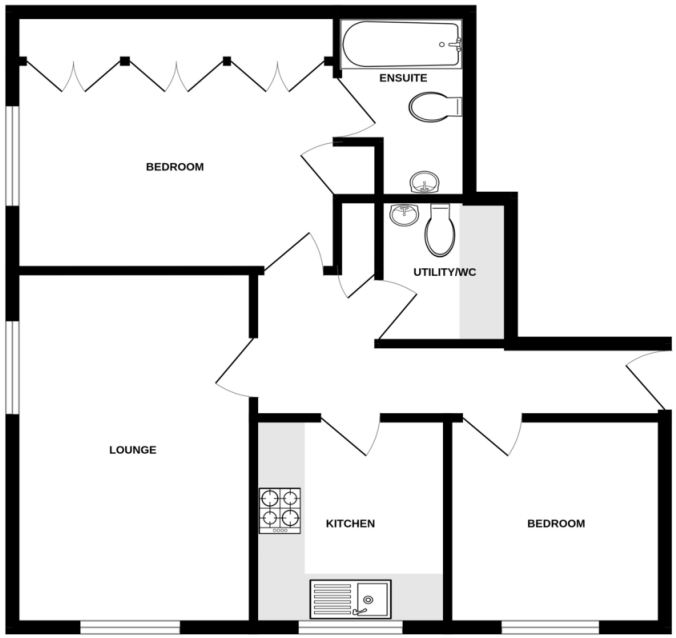
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.
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This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

