JULIE PHILPOT
RESIDENTIAL







40 Harbourne Close | Kenilworth | CV8 2ST

£185,000

A spacious and modern ground floor apartment providing well planned living with two double bedrooms and one allocated car parking space. There is a large lounge/diner, separate kitchen and bathroom with bath and shower over. The property benefits from electric heating with radiators, double glazing and also there is no onward chain. The location is very convenient within walking distance of the train station, town centre and Abbey Fields.

- Allocated Parking Space
- Ground Floor Apartment
- Viewing Advised
- Two Double Bedrooms





Property Description

COMMUNAL ENTRANCE HALL

Having security entry phone system and staircase to upper floors.

PERSONAL ENTRANCE DOOR TO APARTMENT

ENTRANCE HALL

With radiator, central heating thermostat and security entry phone. Airing cupboard with Tempest hot water cylinder.

LOUNGE/ DINER

18' 4" x 11' 8" (5.59m x 3.56m)

A large lounge/ diner with dual aspects and two radiators.

KITCHEN

11' 1" x 5' 5" (3.38m x 1.65m)

A well planned kitchen having an extensive range of cupboard and drawer units and matching wall cupboards. Stainless steel sink unit, contrasting worktops, space and plumbing for washing machine, space for tall fridge/ freezer and four ring electric hob with electric oven under.

BEDROOM ONE

12' 2" x 9' 2" (3.71m x 2.79m)

A generous size double bedroom with radiator.

BEDROOM TWO

12' 4" x 7' 0" (3.76m x 2.13m)

A second double bedroom with radiator.

BATHROOM

Having panelled bath with shower over, pedestal wash hand basin, w.c, radiator, shaver point and extractor fan.

OUTSIDE:

To the outside are small communal garden areas primarily having mature shrubs.

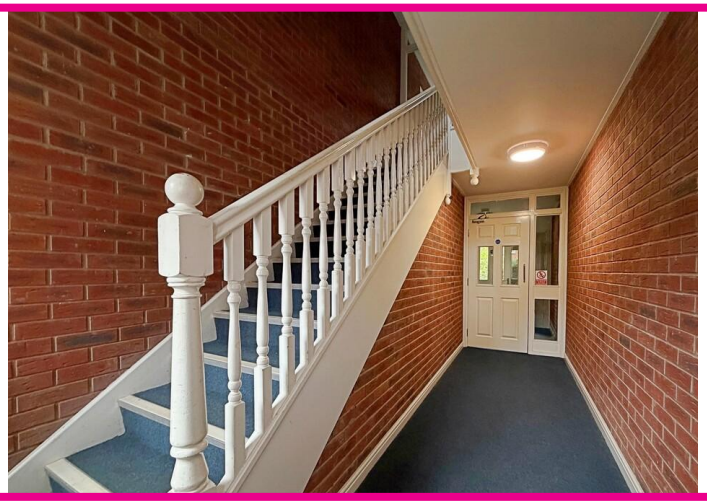
PARKING

There is one allocated parking space within the car park.

TENURE:

The property is Leasehold. The Ground Rent is £150.00 per annum. The Service Charges are £1505.85 per annum. The Management Company is RMG Management Ltd. The Lease Term is 125 years from 2004, there are approximately 102 years unexpired as at 2026.







Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

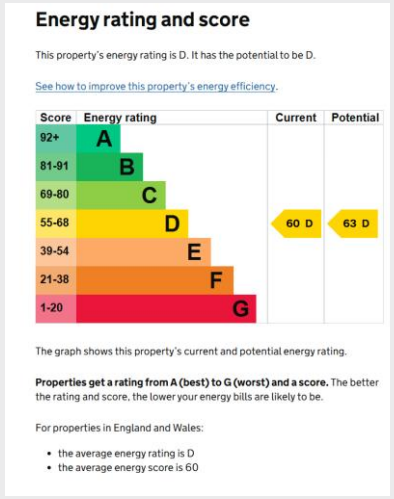
Strictly by appointment

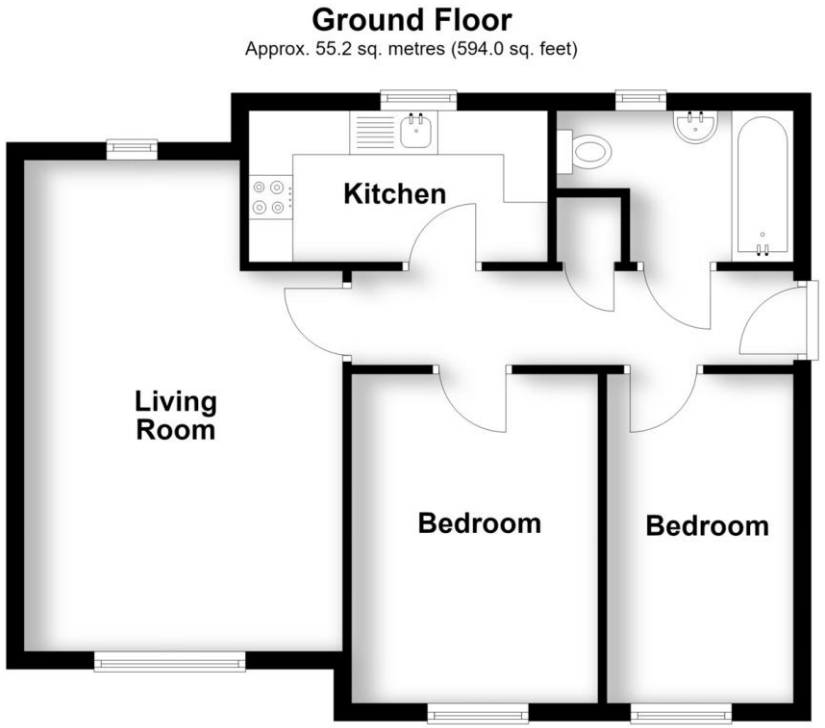
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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