JULIE PHILPOT
RESIDENTIAL







Station Road | Kenilworth | CV8 1JJ

£125,000

A ground floor town centre flat with one double bedroom, a living room, kitchen and shower-room. The property has double glazing and gas central heating and is also immediately available with 'No Chain' involved. This is a very convenient town centre location with the excellent amenities, bus services, train station and social spaces all within an easy walk.

- Ground Floor Apartment
- One Double Bedroom
- Town Centre Location
- No Chain Involved





Property Description

DOOR TO

ENTRANCE HALL

With tiled floor.

LIVING ROOM

11' 8" x 9' 6" (3.56m x 2.9m)

With radiator and tv aerial connection. The living room is located to the rear of the property.

KITCHEN

9' 6" x 6' 9" (2.9m x 2.06m)

Having cupboards and matching wall units. Single drainer sink unit, space for further appliances and Baxi wall mounted boiler.

DOUBLE BEDROOM

13' 1" x 10' 2" (3.99m x 3.1m)

With radiator and built in storage cupboard.

BATHROOM

Having shower enclosure with glazed shower screen, pedestal wash basin, w.c. and heated towel rail.

OUTSIDE

REAR GARDEN

There is a paved communal garden area to the rear of the property.

LEASE DETAILS

The property is currently having a new lease prepared. The new Lease will be 125 years, the owner of the apartment will be responsible for 20% of the Service Charges related to the building. We are awaiting confirmation as to this Charge.

PARKING

There is on street parking with residents parking permits available to purchase from Warwick District Council.







Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

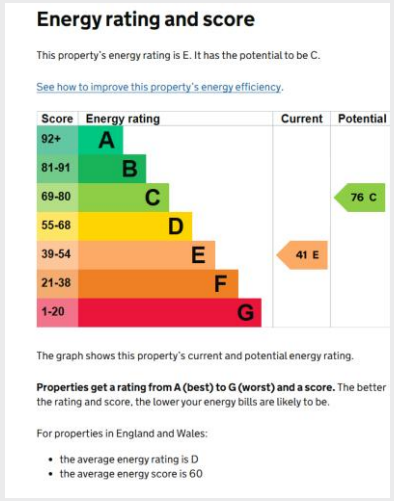
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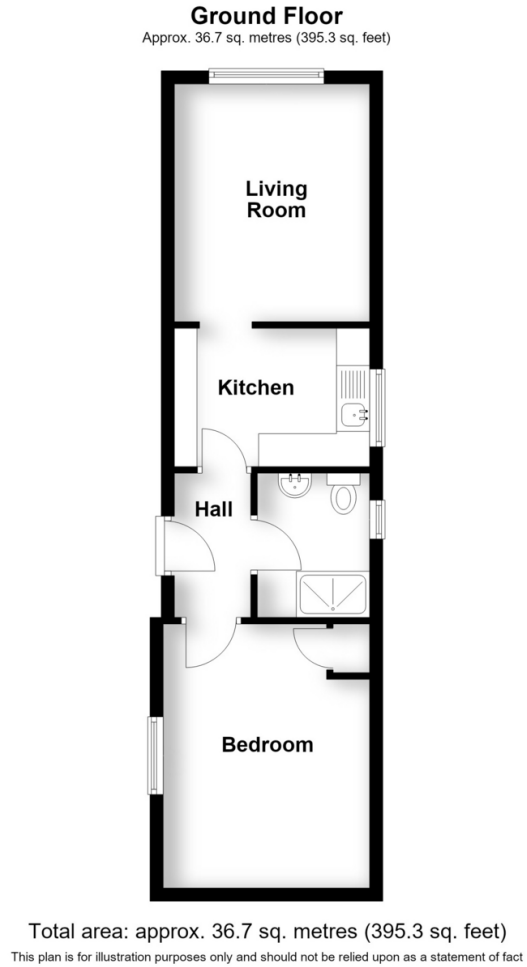
Contact Details

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Total area: approx. 36.7 sq. metres (395.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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