



Albion Street, Kenilworth

£160,000

- Well Proportioned Second Floor Apartment
- Fitted Kitchen With Appliances
- White Bathroom With Shower
- Close To Kenilworth Town Centre
- Lounge With Feature Fireplace
- Gas Central Heating And uPVC Windows
- EPC Rating C - 71
- Two Double Bedrooms
- Available With No Onward Chain
- Warwick District Council Tax Band B

Albion Street, Kenilworth, CV8 2FX

A second floor two bedroom apartment offered for sale with no onward chain. This well-proportioned second floor apartment is conveniently situated on Albion Street, within easy reach of Kenilworth Town Centre, Abbey Fields and Old Town Kenilworth.

The accommodation benefits from gas central heating and uPVC windows and comprises a communal entrance with security intercom, private entrance hallway, fitted kitchen with appliances included and a lounge featuring a fireplace. An inner hallway leads to two double bedrooms and a fully tiled bathroom. A small parade of shops on Albion Street is just a short walk from the property, adding to the convenience of the location.

An ideal opportunity for first-time buyers, investors or those seeking a conveniently located apartment.



Council Tax Band: B



Communal Hallway

With security access and stairs to the first floor landing and entrance to the apartment.

Hallway

Entered through a uPVC door and having a window to the fore, twin cupboards and a radiator. Intercom and doors off to

Fitted Kitchen

3.35m x 2.37m (10'11" x 7'9")

Fitted with a range of white wall and base units. The base units have a stone effect counter with an inset composite sink with mixer taps set beneath the window to the fore. Tiled splashbacks and built in over hob and extractor. Appliances include a dishwasher, undercounter fridge and freezer and a washing machine. Pantry.

Lounge

3.98m x 5.17m (13'0" x 16'11")

Window to the rear, radiator and a focal point provided an Adams style fireplace with tiled hearth. Dado rail and door into the inner hallway.

Inner Hallway

Airing cupboard and doors off to

Bedroom One

2.94m x 4.40m (9'7" x 14'5")

Window to the rear, radiator and a bank of sliding wardrobes.

Bathroom

1.73m x 2.34m (5'8" x 7'8")

Fitted with a white suite that comprises a P shaped bath with a thermostatic shower, pedestal wash hand basin and a close coupled wc. Tiled to full height and floor. Radiator and frosted window.

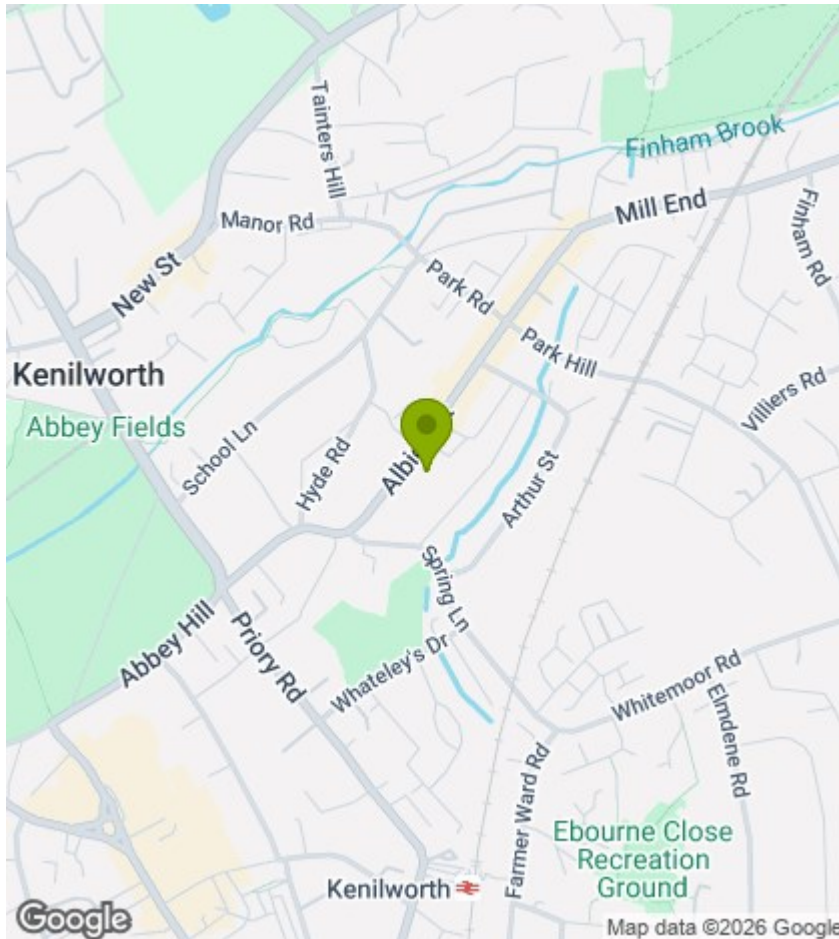
Bedroom Two

4.25m x 2.95m (13'11" x 9'8")

Window to the fore with a radiator beneath and fitted wardrobes to one wall.

Leasehold Information

The property is held on a 125 year lease with a remaining balance of 86 years. The annual ground rent is £10 and the management charge is £1,020 per annum payable to Warwick District Council.



Viewings

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

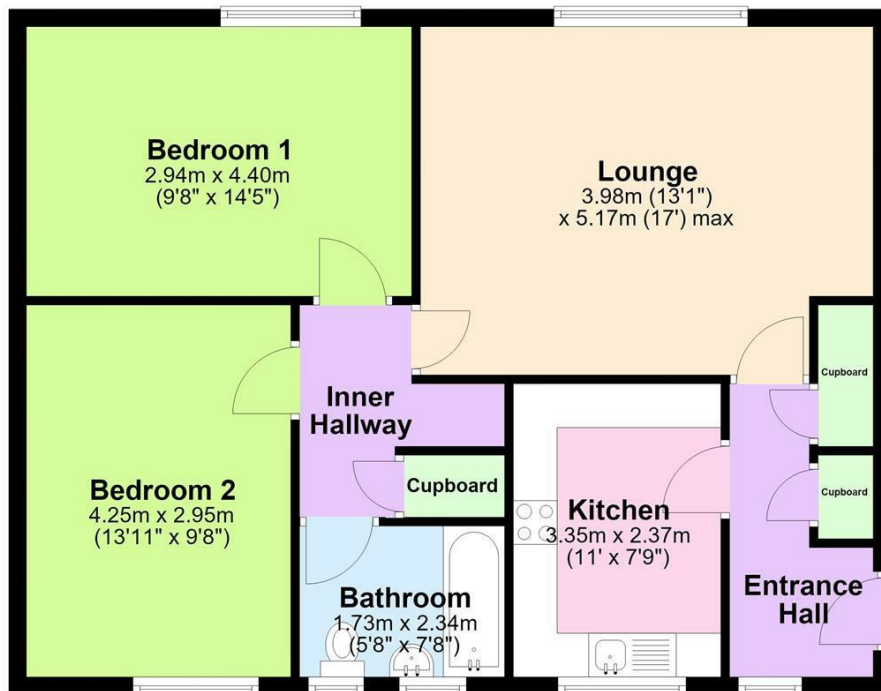
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Top Floor

Approx. 70.9 sq. metres (763.6 sq. feet)



Total area: approx. 70.9 sq. metres (763.6 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.