





Property Description

Great opportunity to purchase this one bed, ground floor flat located close to Kenilworth Town centre and within walking distance to the train station. Briefly comprising a lounge/dining room, kitchen, bathroom, bedroom, a courtyard garden and an allocated parking space. Ideal first time buy or investment!

Approach

Paved to the front entrance.

Lounge/Dining Room

20' 1" Max x 10' 4" (6.12m Max x 3.15m)
Spacious lounge open into the dining area. With double glazed window to the front and door to the rear opening leading out to the courtyard area.

Kitchen

7' 11" x 6' 1" (2.41m x 1.85m)
Light and airy kitchen with double glazed window to the rear over looking the courtyard garden. Open into the lounge with sink and drainer unit and space for appliances.

Hall

Bedroom One

13' 7" x 8' 6" (4.14m x 2.59m)
Good sized bedroom with double glazed windows to the front and side allowing lots of natural light.

Bathroom

Tiled bathroom with a three piece suite including bath with shower over, low level w/c and wash hand basin. Double glazed window to rear.

Garden

Private gravelled courtyard garden with space for outdoor dining table and chairs.

Parking

One allocated parking space to the front of the property.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Atkinson Stilgoe on

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29 Warwick Road
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EPC Rating: D Council Tax
 Band: B

Service Charge: 576.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/KEN305138

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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