



School Lane, Kenilworth

Offers In The Region Of £146,950

- One Bedroom Purpose Built 1st Floor Apartment
- L Shaped Reception Hall
- Open Plan Living/Dining Room
- Double Bedroom With Fitted Wardrobes
- Allocated Parking- No Onward chain
- Communal Secure Entrance
- Energy Rating C - 76
- Open Plan Fitted Kitchen With Integrated Appliances
- Three Piece Bathroom with Shower Over
- Warwick District Council Tax Band A

School Lane, Kenilworth, CV8 2GW

A freshly redecorated and deceptively spacious first-floor apartment located in a purpose-built block with a security entrance leading to an attractive communal reception area. The front door opens into an L-shaped hall that leads to a double bedroom with built-in wardrobes. The open-plan living/dining room features a fully fitted kitchen with appliances, and there's a white bathroom that includes an over-bath shower. The apartment benefits from gas central heating, PVCu double glazing, and a communal low-maintenance garden. It comes with a designated parking space and a low maintenance charge of £50 per calendar month, along with a new 999-year lease in place for the new owner. This attractive apartment would be ideal as a buy-to-let investment with a projected rental income of £895 per calendar month, or it is suitable for a first-time buyer. It is situated in a sought-after residential area in Old Kenilworth, within walking distance to the town centre, Abbey Fields, and Kenilworth Castle.



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C - 76

Council Tax Band: A



Approach

Security entry system with a large double-glazed front door featuring opaque glazing. This leads into a spacious, carpeted communal hallway with stairs to the first floor. Additional features include timed lighting, a delivery letterbox, and a contemporary-style front door with a brushed steel handle and spy hole, leading into

Reception Hall

L-shaped reception hall equipped with a smoke alarm, coat hooks, entry telephone receiver with door release, wall-mounted electric isolation unit, ceiling light, and a digital temperature control clock for the central heating.

Open Plan Living/Dining Room

With double-glazed windows, a radiator, a range of LED downlights, a TV point, and an opening to the

Kitchen Area

The kitchen is fully equipped with a range of beech fronted base and wall units, fitted drawers, and rounded edge work surfaces. It includes an integrated washing machine, a four-ring gas hob with an electric oven below, and a single drainer stainless steel sink unit. There are ceramic tiled splashbacks, an integrated fridge, and space for an under-counter freezer. A cupboard conceals the Worcester Bosch combination boiler that services both hot water and central heating. Additionally, there is a double-glazed window on the side and vinyl flooring.

Double Bedroom

The double-glazed window overlooks the communal grounds and features a radiator, a built-in double wardrobe with hanging space and a shelf, as well as a ceiling light.

Bathroom

With a three-piece white suite that includes a low-level W.C., a pedestal wash hand basin, and a panelled bath with a shower over and a fitted shower screen. The room features ceramic tiling, a double-glazed window to the side, a wall-mounted mirror, a heated chrome towel rail, an extractor fan, and vinyl flooring.

Outside

The property includes a designated parking space at the rear, enclosed by a retaining wall.

Tenure

The property is leasehold. and is held on a 999-year lease from 1 November 2007.

Services

All mains services are connected;
Mobile coverage

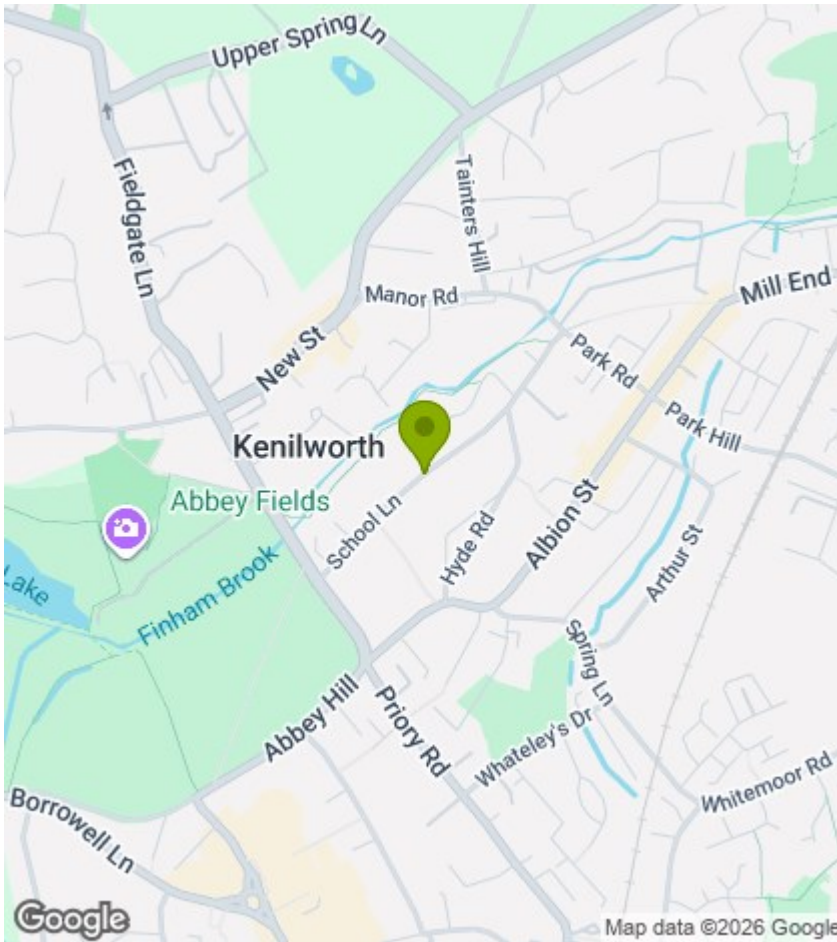
EE
Vodafone
Three
O2
Broadband

Basic
15 Mbps
Superfast
184 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & Fittings

All fittings and fixtures as mentioned in our sales particulars are included; all others are expressly excluded.



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		76	78
(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	



DETAILS
Total area: 38.73 m²
416.88 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estateam accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estateam is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estateam.

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1:44

▼ Ground Floor TOTAL AREA: 38.73 m²

