



JULIE PHILPOT
RESIDENTIAL



20 Alpine Court | Kenilworth | CV8 2QB

£325,000

A very spacious townhouse providing light and airy accommodation throughout, set in a quiet residential location close to the Old Town, Kenilworth Common and Abbey Fields. This property has been newly modernised and re-fitted by the sellers to also include new carpets and is ready to move into with the further advantage of 'No Chain' involved. The accommodation provides two double bedrooms and a modern re-fitted bathroom on the second floor, on the first floor is the large lounge and newly fitted kitchen/diner and on the ground floor is a utility room, a cloakroom and bedroom three which is also ideal as a home office. The garage has been partially converted to provide additional storage.

- Immaculate & Modernised
- Share of Freehold
- Spacious, Well Planned Living
- No Chain Involved



Property Description

DOOR TO

ENTRANCE HALL

With radiator and door to store room which has been partially converted from the original garage, this can easily be changed back to a garage with the removal of the stud wall if required.

UTILITY ROOM

6' 3" x 5' 9" (1.91m x 1.75m)

Having a wall mounted Main EcoElite gas boiler, inset single drainer sink unit with cupboard and space and plumbing for washing machine under.

CLOAKROOM

Having w.c. and corner wash basin.

BEDROOM THREE/STUDY

8' 5" x 8' 6" (2.57m x 2.59m)

With radiator and door to rear garden area. This room has been used as an office as well as a third bedroom.

FIRST FLOOR

KITCHEN/DINER

14' 9" x 10' 5" (4.5m x 3.18m)

A professionally re-fitted kitchen having a range of cupboard and drawer units with matching wall cupboards, extensive worksurfaces and deep pan drawers. Integrated appliances to include fridge/freezer, dishwasher, four ring gas hob, electric oven and extractor hood. Glass splashback and single drainer sink. Space for dining table and chairs.

LOUNGE

16' 0" x 14' 9" (4.88m x 4.5m)

A large lounge having lovely elevated south facing views and radiator.

SECOND FLOOR

BATHROOM

A modern, re-fitted bathroom with panelled bath having shower and glazed shower screen over. Vanity wash basin with double cupboard under, w.c., heated towel rail and extensive complementary tiling.

BEDROOM ONE

13' 1" x 14' 9" (3.99m x 4.5m)

A very nice and large double bedroom enjoying sunny, elevated views. Radiator and built in storage cupboard.

BEDROOM TWO

11' 7" x 8' 6" (3.53m x 2.59m)

A second double bedroom again having a very pleasant aspect to the rear. Radiator.

OUTSIDE

GARAGE STORE/PARKING

8' 6" x 5' 2" (2.59m x 1.57m)

The originally garage has been partly converted to provide a store room accessed via the hallway inside the property. The remaining part of the garage has a newly fitted Horman up and over door. This can be changed back to a larger garage space if needed. In front of the garage is a parking space.

GARDEN

To the rear of the property is an elevated green area. To the front of the property is an open green area for residents use.

TENURE

The property has a Share of Freehold. The owner of the property has a Share within Alpine Court Kenilworth Limited. The Ground Rent is £3.75 per quarter. The Service Charge is £100.00 per quarter. The original under lease commenced in 1962 for 999 years.



Tenure

Share of Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

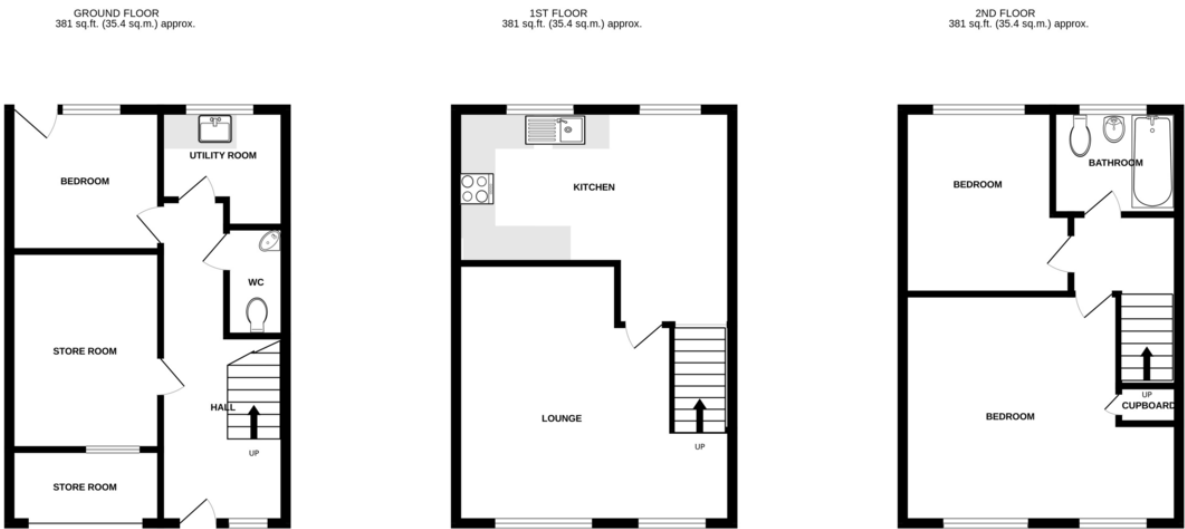


The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



TOTAL APPROX FLOOR AREA 1144 SQ FT (106.3 SQ M)

TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



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