



Kempton Drive
WARWICK CV34 5FT

for sale offers in the region of
£180,000



Property Description

A light and airy one bedroom apartment with allocated parking and overlooking green spaces. The property in brief comprises, entrance hall, spacious lounge diner with plenty of natural light, well appointed kitchen with integrated appliances, double bedroom and a modern bathroom.

Kempton Drive is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

The property is within a short 5 minute drive or 25 minute walk of Warwick Town Centre and its famous Warwick Castle.. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events. The property is also ideal for easy access into Leamington Spa and all of its shops and amenities.

Entrance Hall

Window to front, wood style flooring, cupboard housing boiler.

Open Plan Lounge / Kitchen

23' 4" x 11' 7" (7.11m x 3.53m)

Lounge

Window to side, Juliet balcony to front, carpeted flooring.

Kitchen

Fitted with a range of wall and base units with work surface over. Fitted appliances include washing machine, fridge freezer, double oven, slimline dishwasher, electric hob and the kitchen is finished with a breakfast bar. Window to rear and tiled flooring.

Bedroom

12' 10" x 10' 3" (3.91m x 3.12m)
Window to side with green views, wardrobe and carpeted flooring.

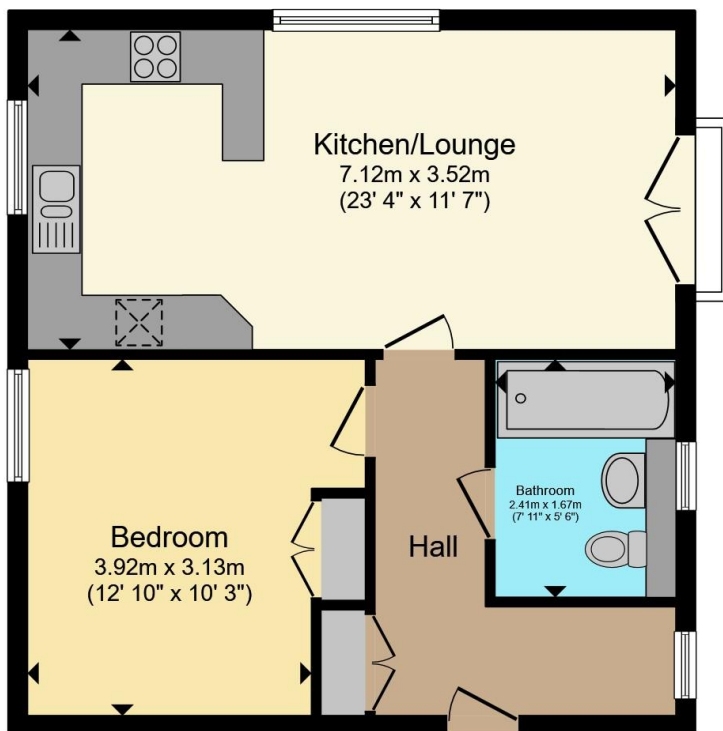
Bathroom

Shower over bath, WC, wash hand basin, tiled flooring and splashback, spotlights.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 53.7 m² (578 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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14 High Street
WARWICK CV34 4AP

EPC Rating: B

Council Tax
Band: B

Service Charge:
1888.90

Ground Rent:
250.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 127 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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