



JULIE PHILPOT
RESIDENTIAL



10 Alpine Court | Kenilworth | CV8 2QB

A large first floor apartment which is ready to move into enjoying light and airy accommodation which also has lovely views towards the Allotments to the front and an open green area to the rear. This is a superb property with the added advantage of a garage and it is available with a long 999 year Lease and affordable Service Charges of £800.00 per year. The accommodation is very well presented, modern throughout having replacement oak doors, quality wood effect flooring, refitted kitchen and bathroom. There are two large double bedrooms and a very spacious living room all rooms have the great views.

£222,500

- Spacious First Floor Apartment
- Two Double Bedrooms
- Modernised & Ready To Move Into
- No Chain Involved
- Garage To Rear



Property Description

SELLERS COMMENTS

'This beautiful home has been ours for 8 years, and in that time it has provided us with opportunity, freedom and peace. We have been able to travel and enjoy life due to the obscenely low maintenance costs of the building whilst being situated in a nature-filled, tranquil part of Kenilworth. Friends and family have always commented on how spacious and bright the rooms are, something we fell in love with when we bought it. We hope the next owner enjoys living here as much as we have and appreciate all the local area has to offer'.

COMMUNAL ENTRANCE

With staircase to all floors.

FIRST FLOOR

Private entrance door to Number 10.

ENTRANCE HALL

With double door built-in cloaks/storage cupboard, quality wood effect flooring and oak doors leading off to all rooms.

LARGE LIVING ROOM

17' 9" maximum x 12' 6" (5.41m x 3.81m)

A spacious living room with lots of natural light and large picture window having pleasant views. Central heating radiator, TV aerial point and quality grey wood effect flooring.

MODERN FITTED KITCHEN

11' 6" x 9' 10" (3.51m x 3m)

Being fitted with a range of modern grey cupboard and drawer units with matching wall cupboards over, one housing the gas fired central heating boiler. Contrasting worksurfaces with inset one and quarter sink unit with mixer tap over. Built-in oven and grill with 'Bosch' four ring induction hob and extractor fan over. Further integrated appliances including fridge and freezer, washer dryer and dishwasher. Tall designer radiator, large window and quality wood effect flooring.

BEDROOM ONE:

17' 9" maximum x 11' 10" (5.41m x 3.61m)

A spacious double bedroom with central heating radiator and large window providing lots of natural light and having pleasant views.

BEDROOM TWO

11' 6" maximum x 11' 2" (3.51m x 3.4m)

Another double bedroom with built-in double wardrobe having ample hanging and shelving space, central heating radiator and quality grey wood effect flooring.

BATHROOM

Fitted with a white suite comprising concealed cistem w.c, vanity wash basin and panelled bath with shower and shower screen over. Vinyl floor covering and obscure glazed side window.

OUTSIDE

COMMUNAL GARDENS

There is a garden area to the front with monkey puzzle tree and shrubs. To the side of the building is the bin store.

GARAGE

15' 8" x 8' 2" minimum (4.78m x 2.49m)

There is a single garage in the block to the rear with an up and over door.

LEASEHOLD INFORMATION

We are advised the property is Leasehold. The Lease is 999 years from 1964. The Service & Maintenance charge is £800.00 per year, payable at £200.00 per quarter. There is no additional Ground Rent it is covered within the monthly Service & Maintenance. Full details should be verified via your solicitor prior to exchange of contracts.



Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

GROUND FLOOR



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Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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