

Atkinson Stilgoe

The Square
Kenilworth

The Square
Kenilworth CV8 1EB

for sale
£165,000







Property Description

Situated in the very heart of historic Kenilworth, The Square presents a rare opportunity to acquire a characterful apartment in one of the town's most sought-after locations. Occupying a prime position within the vibrant town centre, the property is surrounded by an excellent selection of independent shops, cafés, restaurants and everyday amenities, while the picturesque Abbey Fields and the iconic Kenilworth Castle are just a short walk away.

The property benefits from excellent transport connections, with Kenilworth Railway Station approximately half a mile away and convenient access to local bus services. Offered with a long leasehold tenure of 999 years from 1998, the apartment provides long-term security and outstanding potential for a variety of purchasers.

Requiring a degree of refurbishment and modernisation, this is an ideal opportunity for investors, first-time buyers or those seeking a project in a thriving and desirable market town. With scope to enhance and add value, The property offers the chance to create a bespoke home or potentially generate strong rental returns.

Combining an exceptional central location, character features and exciting future potential, this is a unique opportunity to secure a property in one of Warwickshire's most desirable town centre settings.

Entrance Hall

Approached via a secure rear entrance is a welcoming entrance hall providing access to the principal accommodation, with useful storage space and scope for improvement to suit individual tastes and requirements.

Living Room

A generously proportioned reception room enjoying an abundance of natural light, offering ample space for both sitting and dining furniture. The room provides an excellent foundation for modernisation and presents the opportunity to create a comfortable and versatile living environment.

Kitchen

Fitted with a range of base and wall-mounted units, the kitchen offers good functionality whilst presenting clear potential for refurbishment. There is space for essential appliances and the opportunity to redesign and update to modern standards.

Bedroom

A well-proportioned double bedroom benefiting from a pleasant outlook and sufficient space for freestanding furniture. Offering comfortable accommodation, the

room provides an excellent blank canvas for personalisation and enhancement.

Bathroom

Comprising a bath with shower attachment, wash hand basin and low-level WC. The bathroom is functional but would benefit from updating, allowing purchasers the opportunity to create a contemporary suite to their own specification.

Surroundings

The property enjoys a highly convenient town centre position with immediate access to Kenilworth's excellent range of shops, cafés, restaurants and local amenities. Abbey Fields and Kenilworth Castle are both within easy walking distance, providing attractive outdoor and leisure opportunities.

Tenure

Leasehold with approximately 999 years from 1998 remaining. Prospective purchasers are advised to verify all tenure information through their legal representative.

Allocated Parking

One allocated parking space to the rear of the property

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.

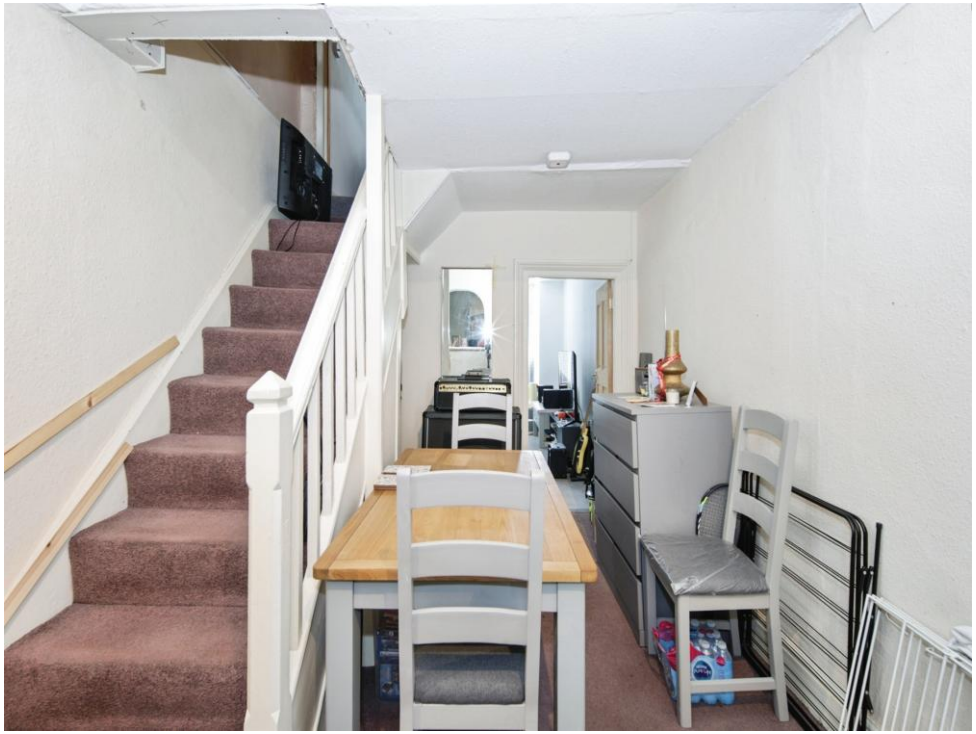


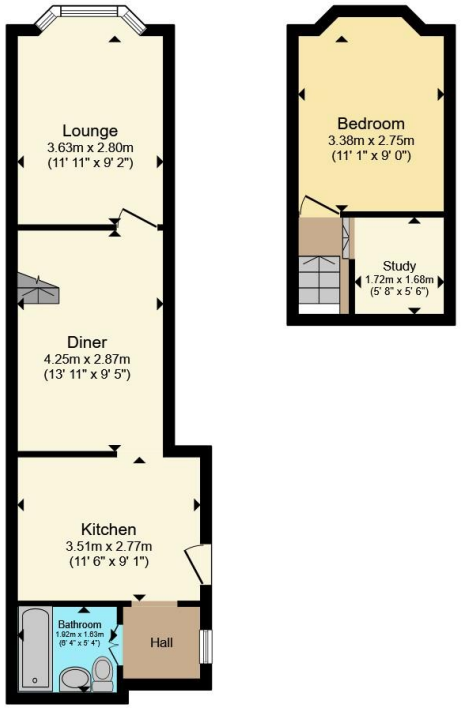







THE STUDIO
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Ground Floor **First Floor**

Total floor area 54.2 m² (584 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

Atkinson Stilgoe

To view this property please contact Atkinson Stilgoe on

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29 Warwick Road
KENILWORTH CV8 1HN

EPC Rating: F

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/KEN305635

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jan 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.