JULIE PHILPOT
RESIDENTIAL







6 Denton Close | Kenilworth | CV8 1BL

£185,000

A traditional first floor maisonette providing easy living with two good size bedrooms, a modern re-fitted kitchen and bathroom plus a lounge/diner and private garden to the rear. The property has double glazing, electric heating and is also immediately available with 'No Chain' involved. Denton Close is a popular location being within an easy walk of Kenilworth Castle, the Old High Street and Abbey Fields.

- No Chain Involved
- First Floor Maisonette
- Two Bedrooms
- Sunny Rear Garden





Property Description

DOOR TO:

ENTRANCE HALL

With staircase to first floor.

FIRST FLOOR LANDING

With airing cupboard and doors to all internal rooms.

LOUNGE/DINER

14' 3" x 10' 9" (4.34m x 3.28m)

Having broadband connection points and Dimplex night storage heater.

KITCHEN

10' 5" x 9' 2" (3.18m x 2.79m)

A modern fitted kitchen in white having a range of cupboard and drawer units and matching wall cupboards. Inset stainless steel sink unit with space and plumbing under for a washing machine. Space for a tall fridge/ freezer, four ring electric hob having electric oven under and extractor hood over. Complementary tiling.

DOUBLE BEDROOM ONE

12' 3" x 9' 9" (3.73m x 2.97m)

Having night storage heater, rear garden views and television point.

BEDROOM TWO

10' 8" x 6' 4" (3.25m x 1.93m)

With Creda wall mounted electric heater and built in wardrobe/ storage cupboard.

BATHROOM

A modern bathroom with a panelled bath having shower over, pedestal wash hand basin and w.c. Heated towel rail and complementary tiling.

OUTSIDE

To the rear of the property is the garden enjoying a sunny aspect, an area of lawn and timber fencing.

TENURE

The property is leasehold with 109 years unexpired. The ground rent in £200 per year and the managing agents are E+J Estates.







Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

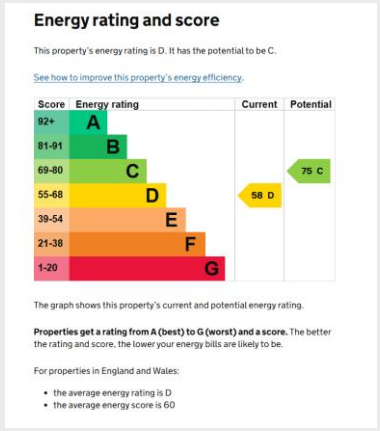
Strictly by appointment

Contact Details

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Energy rating and score

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

See how to improve this property's energy efficiency.

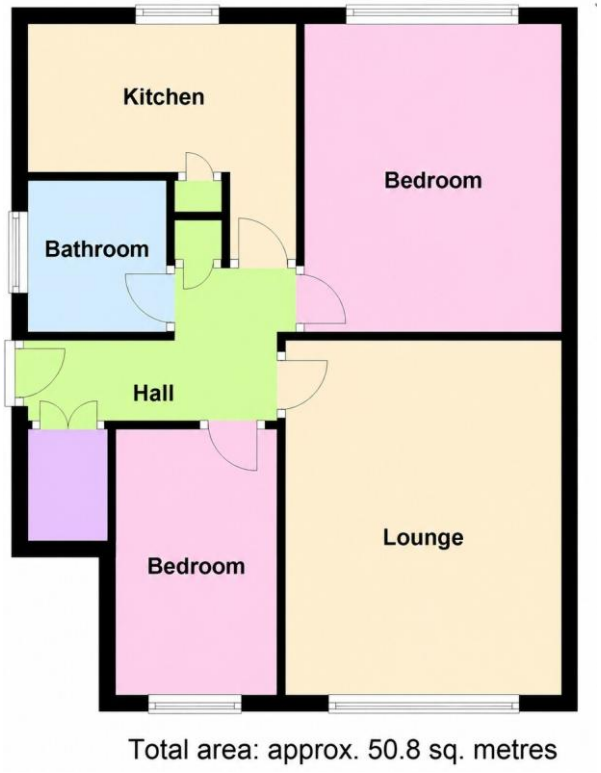
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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



Total area: approx. 50.8 sq. metres

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