



Parkwood Court
Kenilworth , CV8 2JH
Asking Price £219,950



Description

Homemaker Properties are delighted to present this recently refurbished two bedroom apartment with a patio / garden and a garage, located in this sought after area of Kenilworth.

Accommodation comprises of;

Communal Entrance

Access into a communal entrance way shared with three other apartments.

Hallway

Entrance from the communal hallway area with doors leading into the rest of the apartment.

Lounge / Dining Room

19'3" x 12'1" (5.88 x 3.70)

Wood effect flooring throughout with double patio doors opening onto patio and garden.

Kitchen

5'3" x 12'1" (1.62 x 3.70)

The kitchen area is open plan with the Lounge & Dining room. Benefitting from an integrated oven, cooker hood, 4 ring hob and gas combi boiler.

Master Bedroom

11'9" x 9'10" (3.60 x 3.00)

Second Bedroom

8'6" x 7'10" (2.60 x 2.40)

Bathroom

8'6" x 7'2" (2.60 x 2.20)

Benefiting from walk-in shower, toilet and sink.

Garage

The Garage is separate to the main building and can be accessed from the communal carpark

Further Information

Energy Performance (EPC) Rating is D with potential for a C Rating

Council Tax is payable to Warwick District Council and the property is banded B.

Viewing is strictly by appointment only. Please call our office to arrange.

The property is leasehold, however, the new owner will become a shareholder in the freehold and with this 947 years lease remaining

No Ground rent costs

£45 per Calendar Month Management fees

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Money Laundering

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.

