



JULIE PHILPOT
RESIDENTIAL



21 Kenilworth Hall | Bridge Street | Kenilworth | CV8 1BQ

£180,000

A well planned apartment in this popular residential location just opposite Abbey Fields and adjacent to the old High Street. The property has the added benefit of being immediately available with 'No Chain' Involved. There are two bedrooms, a recently re-fitted en-suite and an additional, refitted cloakroom/utility. The lounge has archway access to the recently refitted, modern kitchen. Viewing is highly recommended.

- Lift & Staircase To All Floors
- Second Floor Apartment
- Two Bedrooms
- Allocated Car Parking Space



Property Description

COMMUNAL ENTRANCE

Having security entryphone system, lift and staircase to all floors.

PERSONAL ENTRANCE DOOR TO NUMBER 21

ENTRANCE HALL

With a large double door built in storage cupboard. Storage heater and door to:

LOUNGE/DINER

14' 11" x 11' 11" (4.55m x 3.63m)

With night storage heater, space for lounge and dining room furniture and archway to:

RE-FITTED KITCHEN

9' 11" x 8' 2" (3.02m x 2.49m)

Having been recently refitted with a range of gloss units including cupboard and drawer units, matching wall units and space for tall fridge/freezer. Built in wall mounted double oven having cupboard above and drawers under, four ring electric induction hob with stainless steel extractor hood over. One and a half bowl sink unit with waste disposal unit under space and plumbing for dishwasher. The dishwasher and washing machine may be included within the purchase price if desired. Airing cupboard with hot water cylinder.

MASTER BEDROOM

11' 11" x 11' 9" (3.63m x 3.58m)

Having electric wall mounted panel heater and door to:

RE-FITTED EN-SUITE SHOWER ROOM

With a large walk in shower enclosure having sliding glazed screen door. Pedestal wash basin, w.c., heated towel rail and complementary tiling. Wall mounted mirrored door cabinet.

BEDROOM TWO

8' 2" x 7' 10" (2.49m x 2.39m)

With electric wall mounted panel heater.

CLOAKROOM/UTILITY

This was previously a shower room and can easily be converted back if a buyer so desired. At the present time there is a re-fitted w.c, wash basin and has space and plumbing for washing machine, this part of the room is where the shower enclosure was previously.

OUTSIDE

PARKING

There is an allocated car parking space to the front of the property.

TENURE

The property is having a Lease Extension which is due to be completed within the next couple of weeks. The New Extended Lease Term will then be ending in 2196. The Ground Rent will become a Peppercorn. The Service Charge is £3522.32 (£880 per quarter). The Management Company are Olive Leaf Lettings Ltd.



Tenure

Leasehold

Council Tax Band

C

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



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	71 C	75 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