



ESTATE AGENT  
IN KENILWORTH

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RESIDENTIAL



## 2 Mulberry Court | Abbey End | Kenilworth | CV8 1LG

An immaculately presented ground floor luxury apartment, in a sought after location, having been greatly improved by the present sellers. The present seller has also just extended the lease. This fabulous, well planned modern home can only be appreciated by viewing. There is a security entrance to the building, a welcoming entrance hall to the apartment, spacious open plan living room and newly fitted kitchen, bathroom and two double bedrooms, the master with a large en-suite shower room. Further benefits include gas central heating, double glazing and an allocated car parking space with Abbey Fields, the Castle and town centre all within an easy walk.

£255,000

- Viewing Essential
- Spacious Ground Floor Apartment
- Two Double Bedrooms, One En-Suite
- Gas Central Heating & Allocated Parking



## Property Description

### **SECURITY ENTRYPHONE SYSTEM TO**

### **COMMUNAL ENTRANCE HALL**

Having staircase to upper floors and apartment post boxes.

### **PERSONAL ENTRANCE DOOR TO NUMBER 2**

### **ENTRANCE HALL**

A spacious and welcoming entrance hall having laminate flooring, radiator, security video entry phone and large double door built in storage cupboard. Further good size built in storage cupboard housing Vaillant gas combination boiler and fitted shelving.

### **OPEN PLAN LOUNGE/DINER/KITCHEN**

26' 2" x 12' 0" (7.98m x 3.66m)

A large open plan living space with laminate wood flooring, plenty of room for lounge, dining and occasional freestanding furniture as needed. The kitchen, refitted by the present sellers in 2023, has an extensive range of white high gloss units and contrasting worktops. Single drainer stainless steel sink unit with mixer/spray hose tap, integrated dishwasher and washing machine, built in wine fridge, induction hob with extractor hood over, microwave and electric wall mounted oven. There are plenty of wall units which also have lighting within the units and under.

### **BATHROOM**

7' 11" x 6' 6" (2.41m x 1.98m)

With pedestal wash basin, bath and w.c. Radiator, complementary tiling and extractor.

### **MASTER BEDROOM**

18' 7" x 9' 1" (5.66m x 2.77m) Max Incl En-Suite

With radiator, built in double wardrobes, wall mounted tv bracket and space for king size bed.

Door to:

### **EN-SUITE SHOWER ROOM**

A large en-suite with shower enclosure having glazed sliding shower screen door, pedestal wash basin, w.c, radiator and complementary tiling and waterproof boarding in the shower. Extractor fan.

## DOUBLE BEDROOM TWO

10' 6" x 9' 9" (3.2m x 2.97m)

With radiator, laminate flooring and built in wardrobes.

## OUTSIDE

The setting of Mulberry Court is very pleasant with mature trees to some of the boundaries. There are bin stores and bike rack storage to the side of the building. Access to the town centre and Abbey Fields is very quick and easy.

## PARKING

There is one allocated car parking space to the property. There are also visitors parking spaces.

## TENURE

The seller extended the original 99 Lease in 2023, there are therefore now approximately 180 years remaining.

The Service Charge is £2008.00 per year, paid half yearly, we understand that to be in March and October. The Ground Rent is £150.00 per year.



## Tenure

Leasehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

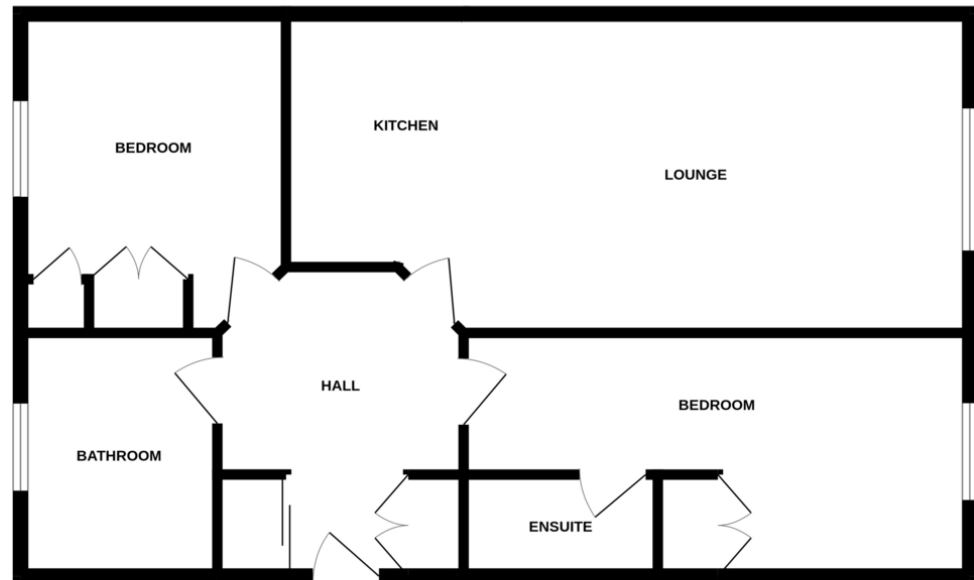
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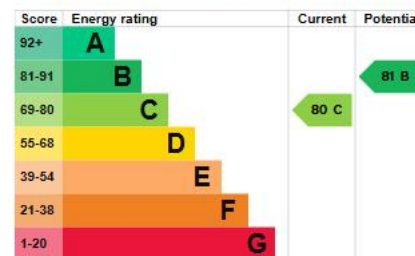
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## Energy rating and score

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

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



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