



## 2 Laneham Place

Kenilworth, CV8 2UN

- Ground Floor Apartment
- Open Plan Lounge/Kitchen
- Kitchen with Built in Appliances
- EPC Rating B

Asking Price Of £217,000





## THE PROPERTY

An impressive two-bedroom ground floor apartment located within this well regarded development on the fringes of Kenilworth. Laneham Place is ideally situated just two minutes from Westwood Business Park, Warwick Science Park and the World-renowned Warwick University. The Greenway cycle path is adjacent to the property and runs directly onto campus. The modern apartment has been completely recarpetted and redecorated throughout and benefits by having it's own front door with canopied porch leading to a reception hallway with all principal rooms off. The lounge is open plan to the fully fitted kitchen with built in washer/dryer, upright fridge freezer and an electric oven set beneath a gas hob and extractor canopy. There are two double bedrooms and a Jack and Jill bathroom off the master bed room.

Laneham Place is conveniently situated on the regular bus routes to Kenilworth town centre and Coventry station. The property is offered with vacant possession and no upward chain, the property is within a quarter of a mile of the proposed HS2 rail line.

## ENTRANCE

With a canopied porch and composite door into the entrance hallway.

## ENTRANCE HALLWAY

With a built in airing cupboard housing the gas combination boiler. Further coats cupboard, alarm panel and doors off to.

## OPEN PLAN LOUNGE

22' 1" x 13' 6" (6.75m x 4.14m) The lounge has a double glazed window to the fore with a radiator beneath, tv aerial point and open plan to the fitted kitchen

## FITTED KITCHEN

Fitted with a range of modern wood effect units to both wall and base. The base units have a roll topped worksurface with matching upstands over with an inset stainless steel single drainer sink unit with mixer tap over. Integrated washer/dryer and a built in electric oven with gas hob and set beneath a brushed steel splashback and extractor canopy. The wall units have pelmet lighting beneath. The kitchen has ceiling downlighters.

## BEDROOM ONE

10' 9" x 10' 11" (3.28m x 3.33m) Double glazed window to the fore with a radiator beneath and fitted double wardrobe with hanging. Door leads into

## JACK AND JILL BATHROOM

6' 3" x 6' 7" (1.92m x 2.03m) Fitted with a white suite that comprises a panelled bath with electric shower over, pedestal wash hand basin and a close coupled wc. Complimentary tiling to splash backs, vinyl flooring and a radiator.

## BEDROOM TWO

8' 10" x 11' 10" (2.70m x 3.63m) Double glazed window to the fore with a radiator beneath and double built in wardrobe.

### **ALLOCATED PARKING**

There is one defined parking bay for the apartment denoted with a number 2.

### **SPECIAL NOTE**

This apartment is located within ½ of the proposed HS2 rail link. Please contact the office for more detail.

### **LEASEHOLD INFORMATION**

The property is held on a 125 year lease with approximately 115 remaining.

The management company is SDL Bigwood, Birmingham,

The ground rent is £250 per annum and maintenance charge of 944.26 per annum.

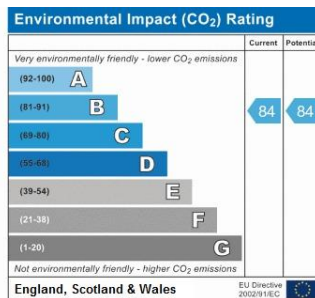
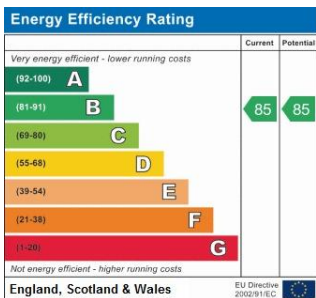


# Ground Floor

Approx. 62.7 sq. metres



Total area: approx. 62.7 sq. metres



## COUNCIL TAX BAND

Tax band C

## TENURE

Leasehold

## LOCAL AUTHORITY

Warwick District Council

**OFFICE**  
19 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements