



## 8 Heritage Court

Fennyland Lane, CV8 2RS

£219,950

- Two Double Bedroom Apartment
- En Suite Shower Room
- Sitting Room and Dining Room
- EPC Rating C





## THE PROPERTY

8 Heritage Court is a well appointed ground floor apartment that benefits double glazing and gas central heating. Being of a larger design there is a central hallway, sitting room with double doors through to a separate dining room. A communicating door leads into the fitted breakfast kitchen. There are two double bedrooms, with an en suite shower room to the master bedroom and a further family bathroom. Outside is an allocated parking bay. Available with no onward chain.

## HALLWAY

Entrance and security intercom, airing and further storage cupboard, radiator and all doors off

## SITTING ROOM

14' 1" x 15' 1" (4.31m x 4.60m) Double glazed door onto a private balcony, further window to the rear, double radiator, coving to ceiling and double doors into the dining room. Furniture includes two sofas, coffee table and tv stand.

## DINING ROOM

10' 7" x 6' 9" (3.25m x 2.06m) Double glazed window to the rear, built in cupboard, four seater dining table, coving and a door into the kitchen.

## FITTED KITCHEN

10' 4" x 7' 11" (3.15m x 2.42m) Comprehensively fitted with a range of modern beech effect units to both wall and base. The base units have a contrasting granite effect work surface with wood trim and an inset single drainer sink unit. Built in double oven set beneath a 5 burner gas hob and extractor canopy. Upright fridge freezer, built in brushed steel dishwasher and an integrated washer dryer. Downlighters, tiled splash backs and coving to ceiling.

## BEDROOM 1

12' 4" x 10' 7" (3.78m x 3.25m) Double glazed bay window to the fore, double radiator, built in double wardrobe, double bed with matching bedside cabinets and chest of drawers. Door leads into the en suite

## EN SUITE SHOWER

Built in shower with remote control feature, pedestal wash hand basin and a close coupled wc. Heated towel rail, extractor fan, downlighters, shelf and mirror and complimentary tiling to splash backs.

## BEDROOM 2

8' 11" x 12' 4" (2.72m x 3.76m) Double glazed window to the fore, radiator, single bed and sliding double wardrobe.

## **BATHROOM**

Fitted with a white suite that comprises a panel bath with shower mixer, close coupled wc and a pedestal wash hand basin. Tiling to half height, extractor fan and a heated towel rail.

## **OUTSIDE**

Allocated parking space and additional visitor parking.

## **LEASEHOLD INFORMATION**

The apartment has approximately 111 years remaining of the original 125 year lease.

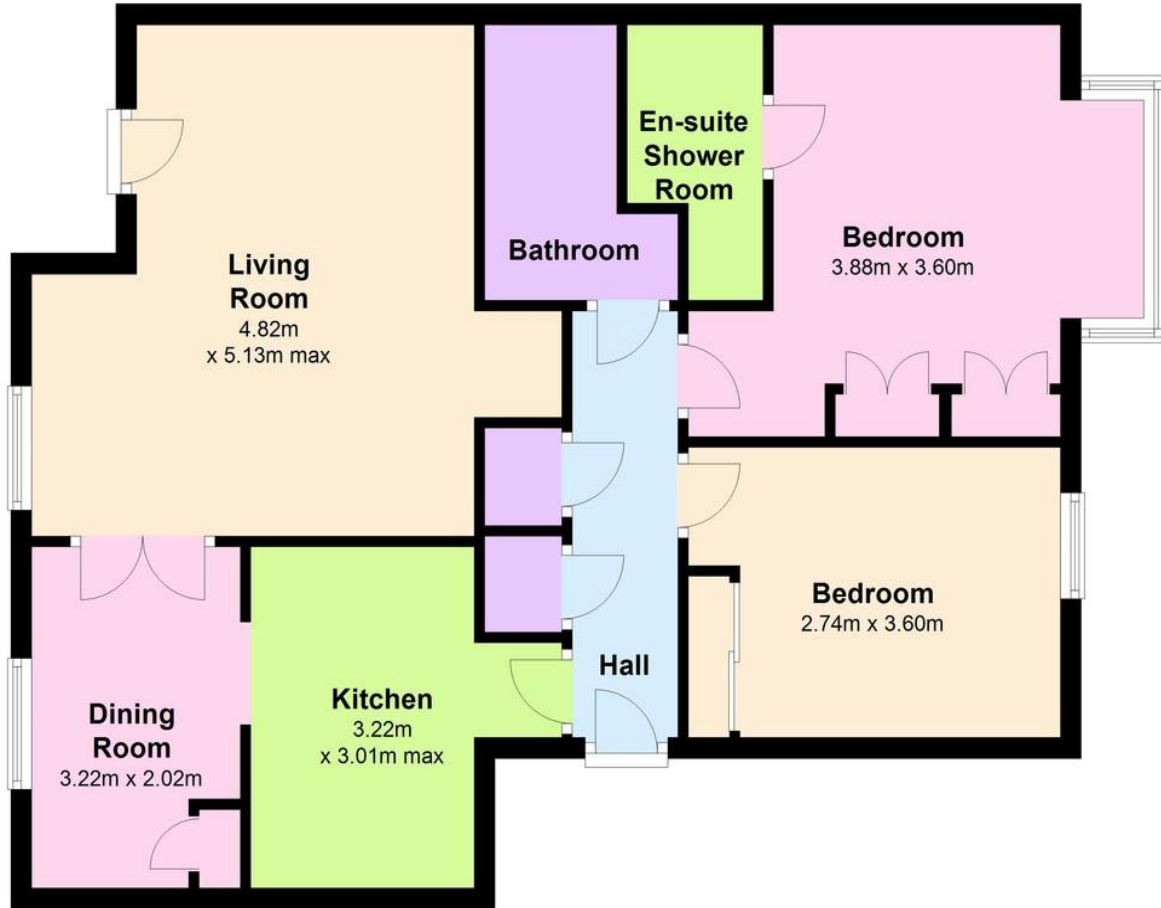
Ground Rent is approximately £200 per annum and an additional £1,050 per annum maintenance charge.



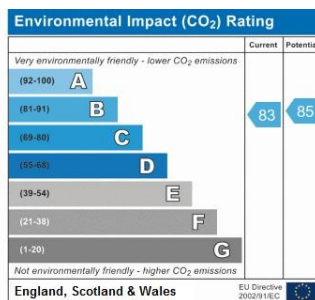
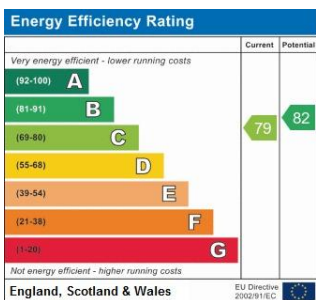


## Ground Floor

Approx. 71.4 sq. metres



Total area: approx. 71.4 sq. metres



### COUNCIL TAX BAND

Tax band D

### 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