



8 Denton Close, Kenilworth, CV8 1BL

Offers Over £130,000

- Ground Floor Maisonette
- White Bathroom With Shower
- Front & Rear Gardens
- Council Tax Band B - Warwick District Council
- Cash Buyers Sought
- Two Well Proportioned Bedrooms
- EPC Rating D - 60
- Garage En BLoc
- Offered With No Onward Chain
- Short Remaining Lease Of 39 Years

8 Denton Close, Kenilworth CV8 1BL

A two bedroom ground floor maisonette with garage and gardens. Hallway, front lounge, kitchen, two bedrooms and a refitted bathroom.



Council Tax Band: B



The Property

This ground floor self contained spacious maisonette has its own private front door and having the advantage of private garden to front and rear, together with a single garage. The fully double glazed and heated ground floor accommodation comprises; L shaped hall with useful under stairs storage area, spacious living room with patio doors to front and fireplace setting, two good bedrooms with neutral carpeting, bathroom with shower and kitchen with appliances. The property is offered with no onward chain and is located within this popular cul de sac close to Kenilworth Castle, Abbey Fields and Old Kenilworth High Street. Viewing is Highly Recommended. The maisonette is leasehold with a remaining 39 years of the lease unexpired.

Approach

You approach the property across a shared paved pathway that is flanked by the open plan lawn. There is a canopied porch that leads to the entrance door

Entrance

Panelled door leads into the hallway

Hallway

Understairs storage area, dado rail, airing cupboard and all doors off to:

Lounge

14' 4" x 10' 11"

Fitted neutral carpeting, fireplace setting with provision or electric fire and painted pine mantel surround, electric night storage heater, dado rail, double glazed French doors leading to front, curtain pole

Kitchen

10' 5" x 6' 0"

With base and wall units with fitted drawers, rounded edge work surfaces with single drainer sink unit and tiled splash back, double glazed window overlooking rear garden, four plate electric cooker with oven and grill, breakfast bar, built-in cupboard housing electricity meter and fuse box and fitted shelf, coving, vinyl floor covering.

Bedroom One

12' 2" x 9' 10"

With fitted neutral carpeting, electric night storage heater and a double glazed window to the rear.

Bedroom Two

10' 9" x 6' 3"

With fitted neutral carpeting, electric night storage heater and a double glazed window to the fore.

Bathroom

5' 10" x 5' 6"

Refitted with a white suite that comprises a panelled bath with electric shower over, pedestal wash hand basin and a close coupled wc. Tiling to splashbacks, extractor fan and a double glazed window to the side.

Outside

There is a lawned fore garden with side pathway leading to an enclosed triangular shaped garden at rear, all in the ownership of the subject property. Additionally there is a single brick built garage

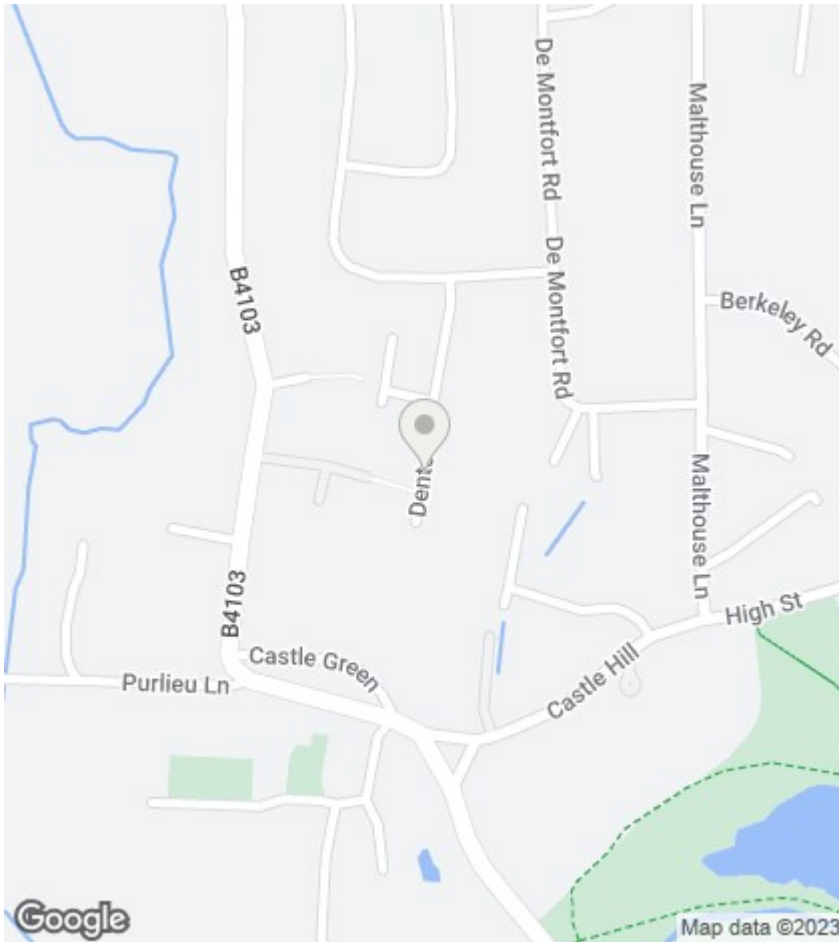
Garage

The garage is approached via a side vehicular access way turning right and is the third garage from the far end.

Leasehold Information

The property is held on a 99 year lease dated 6th September 1964 which has a remaining 39 years unexpired.

Ground Rent is £175 per annum, reviewed every 10 years and the garage has a ground rent of £548.33 which will be reviewed in 2027



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	78
England & Wales		EU Directive 2002/91/EC

