



## Laneham Place, Kenilworth

£45,000

- 25% Ownership Two Bedroom Apartment
- First Floor Apartment
- Energy Rating B - 82
- Two Double Bedrooms
- Refitted Shower Room
- Rental Of £663 PCM For The 75%
- Open Plan Lounge/Dining Room
- Kitchen With Appliances
- Gas Central Heating & Double Glazing
- Warwick District Council - Band C

# Laneham Place, Kenilworth CV8 2UN

An opportunity to purchase an impressive two-bedroom first floor apartment with 25% share of the ownership (additional rental of £663pcm payable to Southern Housing for the 75%). 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 Warwick University. The Greenway cycle path is adjacent to the property and runs directly onto campus. The modern apartment comprise; open plan lounge/dining room/fitted kitchen, there are two double bedrooms and a refitted shower room. Laneham Place is conveniently situated on the regular bus routes to Kenilworth town centre and Coventry station. The property is offered with no onward chain.



Council Tax Band: C



## The Property

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## Communal Entrance

Approached over a secure door entry system, panelled door leading into a communal entrance hall, fitted carpet, lighting on a timer, delivery boxes, meter cupboard, banister rails rising to a first floor apartment.

## Reception Hall

With a built in storage cupboard with hanging and shelving, currently used for a condensing tumble dryer, and doors off to

## Lounge/Dining Room

11'5" x 16'8"

The lounge has two double glazed windows to the front with a radiator and cover beneath, tv aerial point, two ceiling lights and open plan to the fitted kitchen.

## Kitchen Area

9'1" x 9'0"

Comprehensively fitted with a range of matching cream fronted base and wall units with brushed steel handles and wood block effect rounded edge work surfaces, one and a half bowl stainless steel sink with central chrome mixer tap, integrated double built-in Zanussi electric fan assisted oven and grill, four ring gas hob, matching stainless steel splash back and illuminated extractor hood over, under pelmet lighting, range of recessed ceiling down lighters, integrated washer dryer, space for large upright fridge/freezer, up-stand to the work tops, range of double power points, vinyl floor covering, cupboard concealing the Alpha combination boiler serving the hot water and central heating, double glazed window to front.

## Bedroom

11'10" x 9'0"

Double glazed window with a radiator beneath and fitted wardrobes with hanging and shelving.

## Refitted Shower Room

Refitted three piece suite with corner shower enclosure with mains fed shower and chrome fittings with glazed shower screen, full tiling to surround, vanity wash hand basin with cupboard below, low level w.c., ceramic tiling to walls with shaver point, extractor fan, down lighters, radiator and vinyl flooring, wall mounted mirrored vanity cabinet.

## Bedroom

8'0" x 9'6"

Double glazed window to the rear with a radiator beneath.

## Allocated Parking

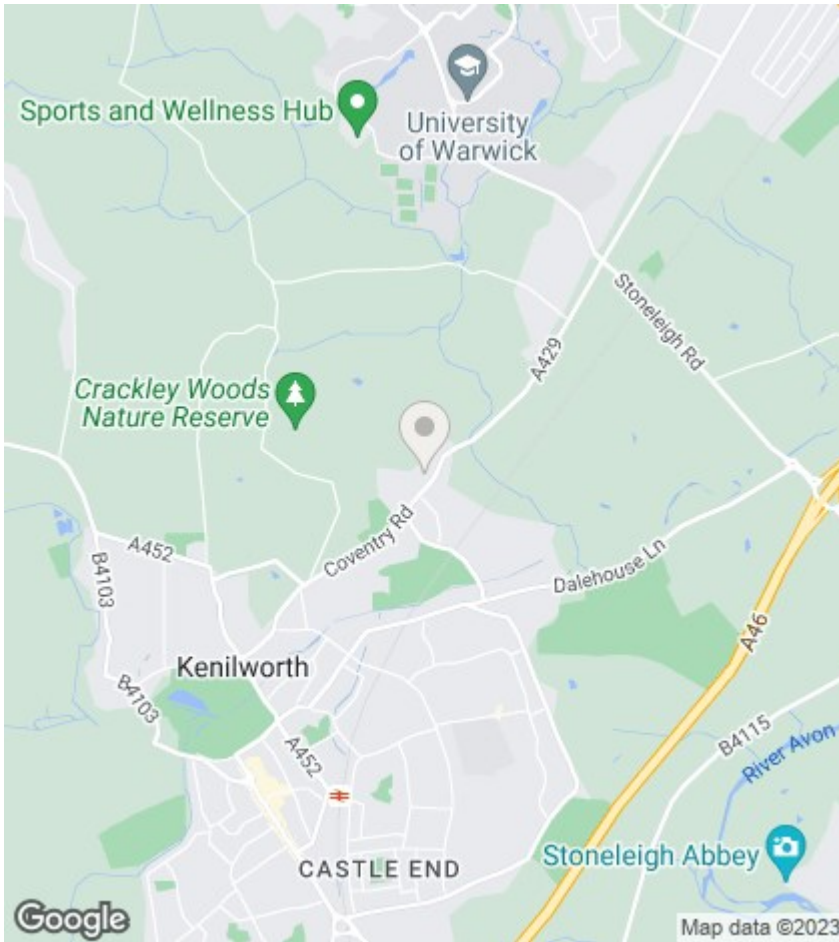
The property is approached over a private road access to a tarmac car parking forecourt to the rear of the building where there is a designated parking space being No 22. There are communally maintained gardens which are mainly laid to lawn with well-kept borders for ease of maintenance.

## Tenure & Charges For 25% Share

The property is held on a 125 year lease from 2008 with approximately 110 remaining. The Freeholder is Banner Homes Midlands and payment is collected via Southern Housing. The ground rent and service charge for the 75% share is £664.92 per calendar month.

## Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## First Floor Flat

Approx. 57.6 sq. metres



Total area: approx. 57.6 sq. metres