



Prescelly Court, School Lane

Asking Price £199,950

- Exclusive Second Floor Apartment
- Lounge with Air Conditioning
- Modern Shaker Kitchen With Appliances
- Bathroom And Shower Room
- Gas Central Heating System
- Two Well Proportioned Bedrooms
- EPC Rating C - 77
- Rear Allocated Parking Bay
- Convenient Central Location
- Warwick District Council - Tax Band A

Prescelly Court, Kenilworth CV8 2GW

This attractive two bedroom/two bathroom second floor apartment is offered with no onward chain. This highly regarded development is situated on School Lane and has easy access to The Abbey Fields, Kenilworth Old High Street and well as the Town Centre. With security access intercom there is an immaculate communal hallway and stairs to the second floor landing. Within the apartment is a central hallway with cupboard, open plan lounge with dual aspect windows and air conditioning. The shaker style kitchen has integrated appliances. There are two double bedrooms, shower room and an en-suite bathroom. Outside is an allocated parking bay. This apartment would make an ideal first purchase or investment purchase with a projected income of £12,000 per annum.



Council Tax Band: A



HALLWAY

Accessed through a fire check door. Central heating radiator, cupboard, fuse board and doors off to

SITTING ROOM

20'8" x 9'8"

Two double glazed windows and two radiators. Open plan to the fitted kitchen and a wall mounted air conditioning unit.

KITCHEN

Fitted with modern beech effect shaker style units. The base units have a granite effect roll topped work surface over with an inset stainless steel sink unit set beneath the double glazed window. Brushed steel four ring hob with matching fan assisted oven. Washer/dryer and integrated under counter fridge and freezer.

BEDROOM ONE

15'2" x 9'6"

Double glazed window with a radiator beneath, built in double wardrobe and door into the en-suite.

EN-SUITE BATHROOM

Central ceiling atrium, and fitted with a panelled bath with thermostatic shower over, pedestal wash hand basin and a close coupled wc. Tiling to full height and a heated towel rail.

BEDROOM TWO

11'3" x 7'11"

Double glazed window, radiator and built in cupboard.

SHOWER ROOM

With a corner shower cubicle with thermostatic shower, close coupled wc and a wash hand basin. Tiling to full height, heated towel rail and a double glazed window.

ALLOCATED PARKING

There is a dedicated parking bay to the rear of the building marked No: 9.

LEASEHOLD INFORMATION

The Property is held on a 125 year lease with an outstanding term of 109 years.

Prescelly Court is managed by School Lane (Kenilworth) Management Company Ltd and an annual maintenance charge of £600 applies.

FIXTURES AND FITTINGS

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



Viewings

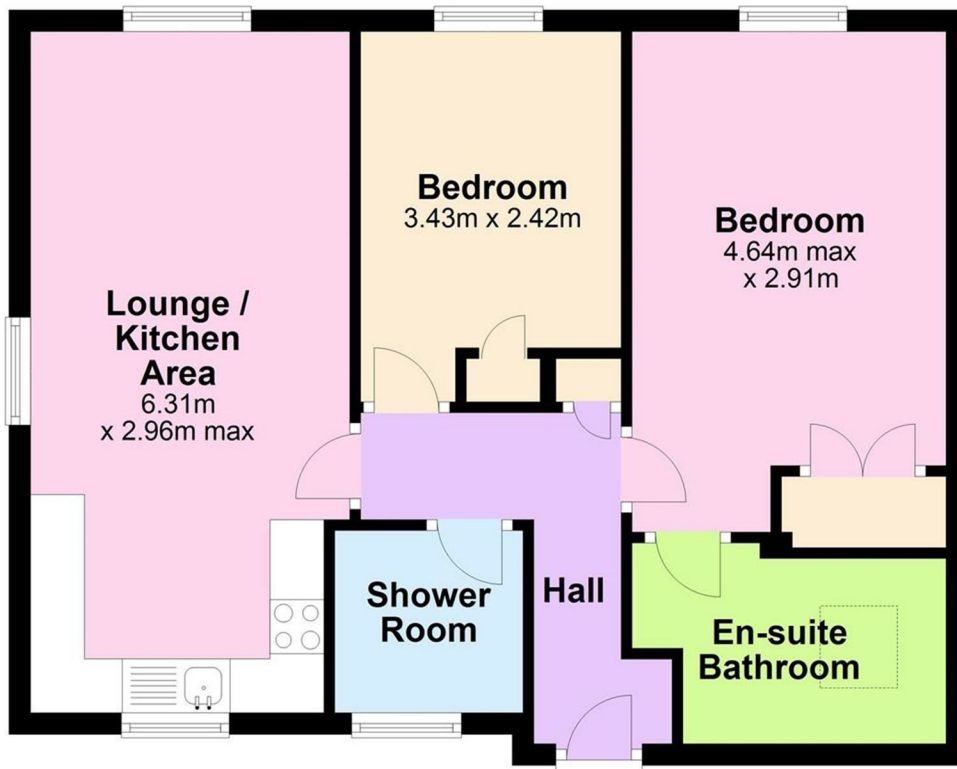
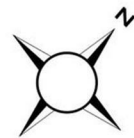
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Second Floor

Approx. 54.7 sq. metres



Total area: approx. 54.7 sq. metres