



## The Blundells, Kenilworth

Asking Price £195,000

- Ground Floor Apartment Close To Town Centre
- Open Plan Fitted Kitchen With Integrated Appliances
- Four Piece Jack & Jill Bathroom
- One Allocated Parking Bay
- No Onward Chain
- Two Double Bedrooms
- EPC Rating C - 76
- Dual Aspect Lounge
- Double Glazing & Gas Central Heating
- Warwick District Council - Tax Band B

# The Blundells, Kenilworth CV8 2PE

Clements House is a well regarded development on the fringe of Kenilworth Town Centre. This well proportioned two bedroom ground floor apartment which benefits from double glazing and gas central heating. You enter the development through a security intercom system into the communal hallway. The apartment is located on the ground floor, has a central hallway with all doors radiating off. The open plan sitting room has windows to dual aspects and is open to the beech effect fitted kitchen. The shaker style wall and base units have integrated appliances that include an oven, hob with extractor, washing machine, fridge and dishwasher. There are two good double bedrooms with the master bedroom having fitted furniture and access to the four piece Jack and Jill bathroom. Outside is an allocated parking bay for the apartment and it is available to buy with no onward chain.



Council Tax Band: B





## RECEPTION HALLWAY

The central hallway has a security intercom handset, radiator and doors off to:

## OPEN PLAN LOUNGE

With two double glazed windows to dual aspects, two radiators, and a focal point provided by a stone fireplace housing a coal effect electric fire.

## FITTED KITCHEN

24'5" x 13'3"

Comprehensively fitted with a range of wall and base units. The base units have a black marble effect countertop with an inset single drainer stainless steel sink unit with mixer tap. Built in oven with electric hob and extractor canopy over. Integrated washing machine, fridge, dishwasher and an upright fridge freezer. Tiled flooring and splashbacks. Ceiling light and a dining area with a radiator and further window to the fore.

## BEDROOM ONE

12'10" x 11'10"

With double glazed windows to dual aspects, radiator and fitted beech effect furniture with top boxes above the bed, twin chest of drawers and two wardrobes

## BEDROOM TWO

13'0" x 10'4"

With a double glazed window with a radiator beneath, a range of fitted office furniture that includes a corner desk, drawer cabinet, top boxes and wardrobe cupboard. There are two further built in cupboards along with airing cupboard and boiler.

## JACK & JILL BATHROOM

11'1" x 6'5"

Fitted with a white suite that comprises a panelled bath, close coupled wc,, pedestal wash hand basin and a corner shower cubicle with a thermostatic shower. Tiled

floor and to full height to the walls. Heated towel rail and a frosted double glazed window.

## ALLOCATED PARKING

There is an allocated parking bay with the apartment.

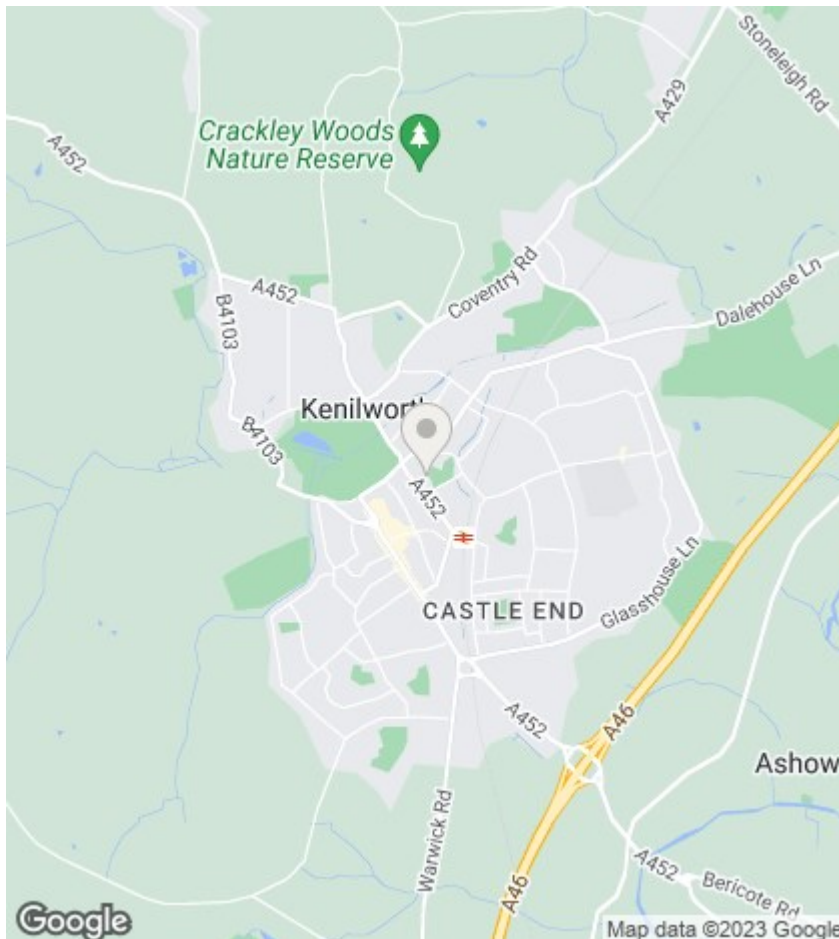
## LEASEHOLD INFORMATION

The property is held on a lease of 125 years from 27th January 2005, meaning there is approximately 106 years unexpired.

There is an annual management charge, payable to Clement House Management Ltd, of £600. Which can be paid monthly in instalments of £50.

## FIXTURES AND FITTINGS

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



## Viewings

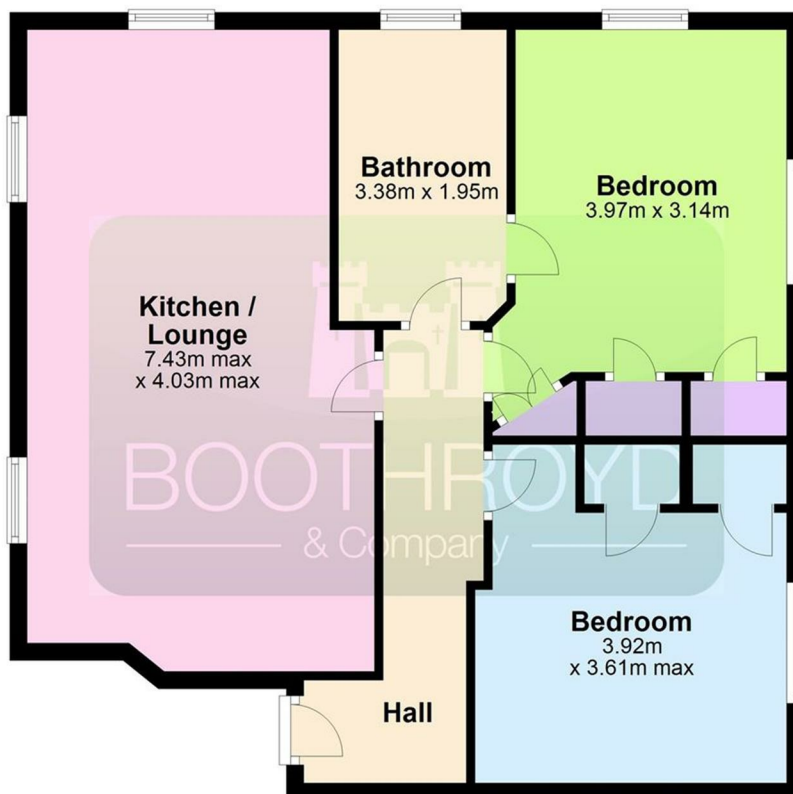
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(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		
England & Wales		
EU Directive 2002/91/EC		

## Ground Floor

Approx. 72.2 sq. metres



Total area: approx. 72.2 sq. metres