



Alpine Court, Kenilworth

Asking Price £188,500

- Ground Floor Two Bedroom Apartment
- Refitted High Gloss Kitchen
- Gas Central Heating System
- Fully Tiled Bathroom With Shower
- Offered With No Onward Chain
- Recently Replaced Double Glazed Windows Throughout
- EPC Rating C - 71
- Laminate Flooring
- Garage En Bloc
- Warwick District Council - Tax Band B

Alpine Court, Kenilworth CV8 2QB

An immaculately presented two bedroom ground floor apartment within this purpose built development adjacent to Oddibourne Allotments. Offered with no onward chain the property has been refurbished throughout to create a stylish and well proportioned apartment. There is a communal entrance and an L-shaped hallway with all doors leading off. The accommodation is centrally heated and benefits recently installed double glazing and comprises a rear lounge, fitted high gloss kitchen with appliances and two well proportioned bedrooms. The bathroom is fully tiled with a shower over the bath. Outside are manicured grounds and the added benefits of a garage en bloc and no onward chain. Viewing is highly recommended.



Council Tax Band: B



Communal Hallway

With security entrance door and stairs to all floors. The apartment is located on the ground floor.

Hallway

With a radiator, storage cupboard and panelled doors that lead off.

Lounge

15'10" x 12'8"

With a window to the rear, blinds and curtain pole and a radiator beneath.

Kitchen

8'4" x 8'2"

Refitted with a range of high gloss whisper grey wall and base units. The base units have a granite effect worksurface with an inset single drainer sink unit with mixer tap. Built in electric oven and a brushed steel gas hob and extractor canopy. Tiling to splashbacks and floor. Worcester Bosch central heating boiler, plumbing for an automatic washing machine and space for a fridge freezer. Window to the rear and blind.

Fully Tiled Bathroom

With a P-shaped bath with an electric shower and screen. Pedestal wash hand basin and a close coupled wc. Tiled floor, a chrome heated towel rail and a frosted window.

Bedroom One

12'10" x 10'3"

Window to the fore with blinds and a radiator beneath.

Bedroom Two

9'8" x 8'11"

Window to the fore with a blind, curtain pole and a radiator beneath.

Garage En Bloc

With up and over door.

Communal Grounds

With manicured lawns to three sides.

Leasehold Information

The property is held on a 999 year lease from 24th June 1968. There is a remaining 944 year term. There is a £15 Ground rent per annum and service charge of £1,200 per annum.



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	71	77
(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	

Ground Floor

Approx. 54.7 sq. metres



Total area: approx. 54.7 sq. metres