



Coniston Grange, Priory Road, Kenilworth

£199,950

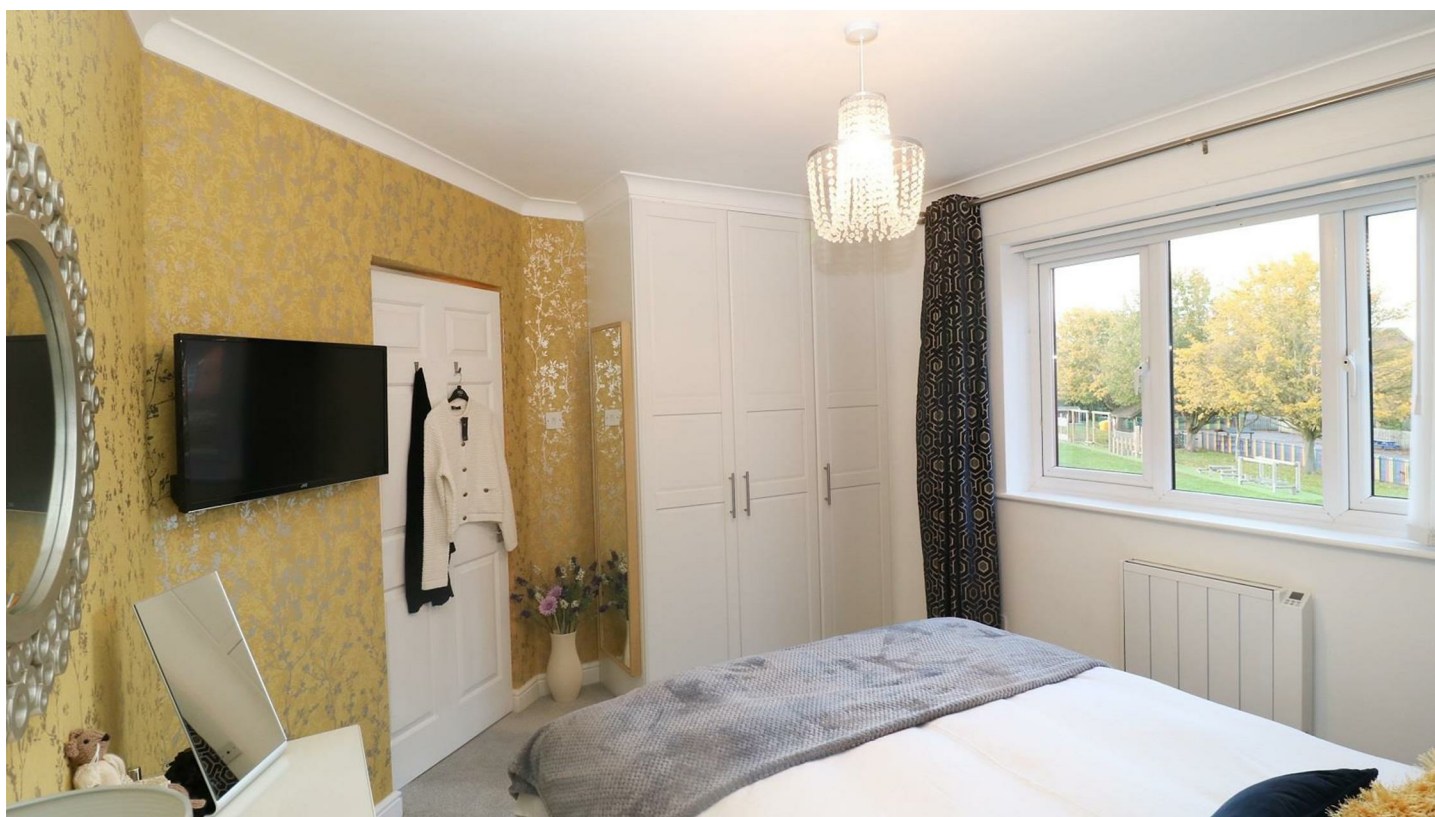
- A Stunning First Floor Two Bedroom Apartment
- Fitted Kitchen With High Gloss Units
- Garage En Bloc
- Refitted Shower Room
- Lift To All Floors & Guest Suite
- Available To Over 55's
- EPC Rating C - 71
- Dual Aspect Sitting Room
- Manicured Gardens & Grounds
- Warwick District Council - Tax Band B

Coniston Grange, Priory Road, Kenilworth

An opportunity to purchase this well appointed two bedroom first floor apartment within the highly regarded Coniston Grange development. Available to over 55's it is situated a short distance from the town centre, The Abbey Fields and Kenilworth Old Town and sits within manicured gardens. The property is on the first floor and is accessed via the lift or staircase and the orientation of the apartment means there are attractive outlooks from each of the double glazed windows. Internally there is a central L-shaped hallway with two storage cupboards and doors that lead off. The lounge has dual aspect windows and an opening into the fitted kitchen with high gloss units and a built in oven, hob and extractor. Both bedrooms have fitted wardrobes and the shower room also has vanity cabinets. There is also the use of a laundry room and access to the guest suite that residents can book for visitors. Externally there is a garage en bloc and additional unallocated parking. With the purchase of the apartment you also acquire a share of the Freehold and the balance of the 999 year lease. Viewing is highly recommended to appreciate the quality and presentation of this fine property.



Council Tax Band: B



Entrance

Located on Priory Road the building is set off a private driveway and entrance is via double doors into a reception lobby.

Lobby

With double door, security intercom and leading into the reception hallway

Communal Hallway

With staircases and lifts up to the first floor landing and the apartment.

Hallway

The L-shaped hallway has a cloaks cupboard with hanging and shoe storage. Further storage cupboard and doors off to:

Lounge

10'5" x 15'7"

Having dual aspect windows and a convecting radiator. Door leads into the fitted kitchen.

Kitchen

8'2" x 7'2"

Fitted with modern high gloss wall and base units. The base units have a marble effect worksurface with matching upstands and an inset stainless steel sink unit which looks onto school playing fields. Built in electric oven with an induction hob and canopy over. The wall units have pelmet lighting beneath and a vinyl floor.

Bedroom One

12'2" x 10'5"

Window into the courtyard and a connecting radiator beneath. Built in triple wardrobes.

Bedroom Two

8'2" x 11'7"

With a window into the courtyard garden with a convector radiator beneath. Airing cupboard and built in double wardrobe.

Shower Room

Fitted with a white suite that comprises a corner shower cubicle with an electric shower and tiling to full height. Vanity wash hand basin with tiled splashbacks and a heated vanity mirror. Concealed cistern w.c, extractor fan and a chrome heated towel rail.

Gardens

There are attractive communal gardens that are mainly laid to lawn with shrub borders and patios.

Garage

The apartment is one of four which has a single garage that is en bloc.

Facilities

There is an on-site guest suite with it's own facilities which is bookable in advance. A laundry room being fully equipped is available for the use of the residents.

Leasehold Information

The apartment is held on a 999 year lease from 1st January 2018. The management charge is £1,740 per annum and is paid in 12 monthly instalments of £145 to Loveitts who are the managing agent. The freehold is held by Coniston Grange Management with each apartment owner holding a share of the freehold.

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	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	

First Floor Flat

Approx. 58.7 sq. metres



Total area: approx. 58.7 sq. metres