



## Neville Court, Clarendon Road, Kenilworth, CV8 1HZ

Offers In The Region Of £249,950

- Luxury Two Bedroom Town Centre Apartment
- Spacious Living/Dining Room With Feature Fireplace
- Brand New Galley Style Kitchen
- Three Piece Bathroom With Shower
- Allocated Parking And No Onward Chain
- Sympathetic Conversion Of A Character Property
- Energy Rating C - 73
- Two Good Bedrooms
- Gas Central Heating And Double Glazing
- Warwick District Council - Tax Band B



# Neville Court, Clarendon Road, Kenilworth, CV8 1HZ

A spacious two bedroom first floor town centre apartment part of a sympathetic conversion offering allocated parking and the benefit of a generous 189 year lease. This ideal downsize, first time buy or investment property with projected rental of £1,300 per calendar month is offered for sale with no onward chain. It has recently been redecorated and recarpeted making it ready to go. The accommodation comprises; communal secure entrance with intercom, L shaped reception hallway, spacious feature living/dining room, brand new/unused galley style kitchen with appliances included, two good bedrooms and off-road parking. The property benefits from modern gas fired central heating and double glazing. Internal viewing is advised.



Council Tax Band: B



### **Approach**

Over a gravelled command driveway with allocated parking space, four steps to a feature original hardwood entrance door into the

### **Communal Lobby**

With inset matting and intercom entry system, designated letter box, internal panelled and opaque glazed door into the carpeted communal hall with feature coving, dado rails, fire alarm system and split level stairs rising to number three, into the

### **Entrance Hall**

L shaped reception hallway with mains heat alarm, two drop down ceiling lights, wall mounted electric isolation unit, intercom for the front door, radiator, useful understairs storage cupboard housing the water meter, door to the

### **Lounge/Dining Room**

14'8" x 18'9"

This is a real feature of the property with height ceilings and original coving with double glazed windows to front and side allowing excellent light, ceiling light, two radiators, two wall lights, telephone point, feature marble inset and hearth with white moulded fireplace surround, new neutral carpets.

### **Kitchen**

6'1" x 11'8"

A brand new, unused kitchen fitted with a range of matching grey matt base and wall units with marble effect rounded edge work surfaces with matching up-stands, integrated Zanussi under counter fan assisted oven with grill and four ring stainless steel Bosch hob with brick bond style ceramic splashback with illuminated concealed extractor hood above, one and a half bowl stainless steel sink with chrome mixer tap, space and plumbing for washing machine, space for under counter fridge freezer, attractive glazed bay box window to side, ceiling light, wall mounted Baxi Duo Tec boiler servicing the hot water and central heating, radiator, wood laminate flooring.

### **Double Bedroom One**

14'8" x 10'8"

With a multi painted double glazed window to front, ceiling light, radiator, built-in double wardrobe with hanging and shelf with sliding mirrored doors.

### **Bedroom Two**

14'8" x 7'8"

With multi painted double glazed window to front, ceiling light and radiator.

### **Bathroom**

With a three piece white suite with low level w.c, vanity wash hand basin with cupboard below and mirrored vanity cabinet above with two lights, panelled bath with mains fed shower over with fitted shower screen, ceramic tiling to full height to bath and half height to other walls, radiator, opaque single glazed window to side, ceiling light.

### **Outside**

To the front of the property is a gravelled communal driveway with allocated parking for one car.

### **Tenure**

The property is leasehold.

Lease start date 04 Mar 2019

Lease End Date 24 Mar 2176

Lease Term 189 years commencing on and including 25 March 1987 and Exp. on 24 March 2176

Lease Term Remaining 152 years.

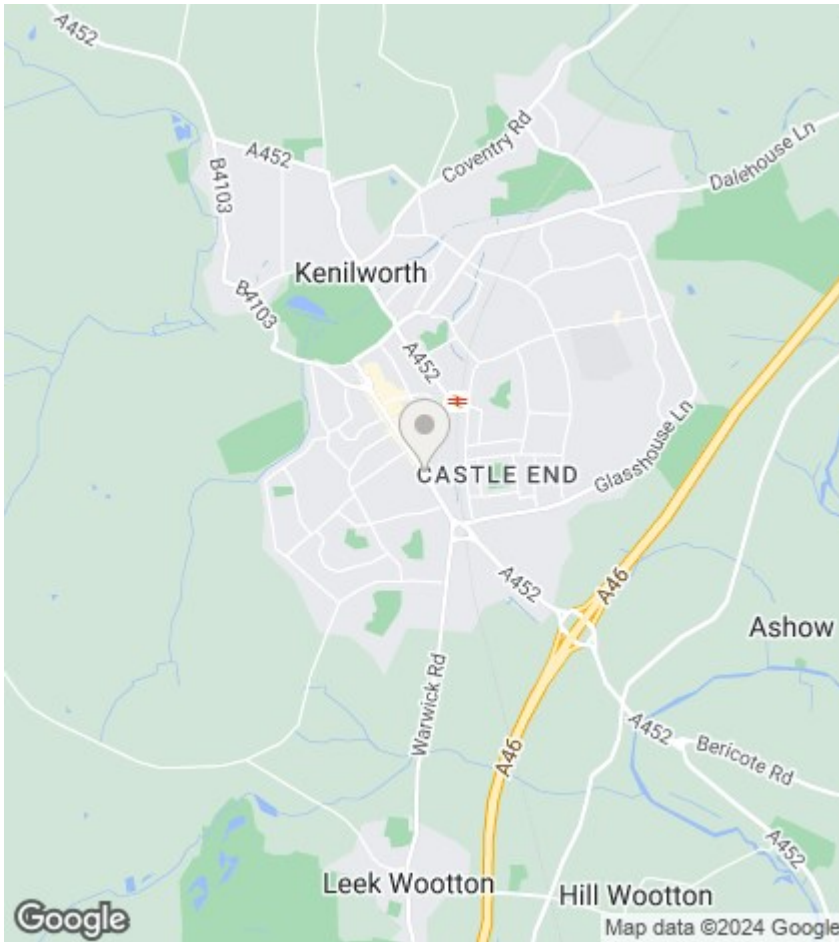
The service charge is £104.82 per month and there is no ground rent.

### **Services**

All mains services are connected.

### **Fixtures And Fittings**

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded. Please note the photos have been virtually staged with furniture.



### Viewings

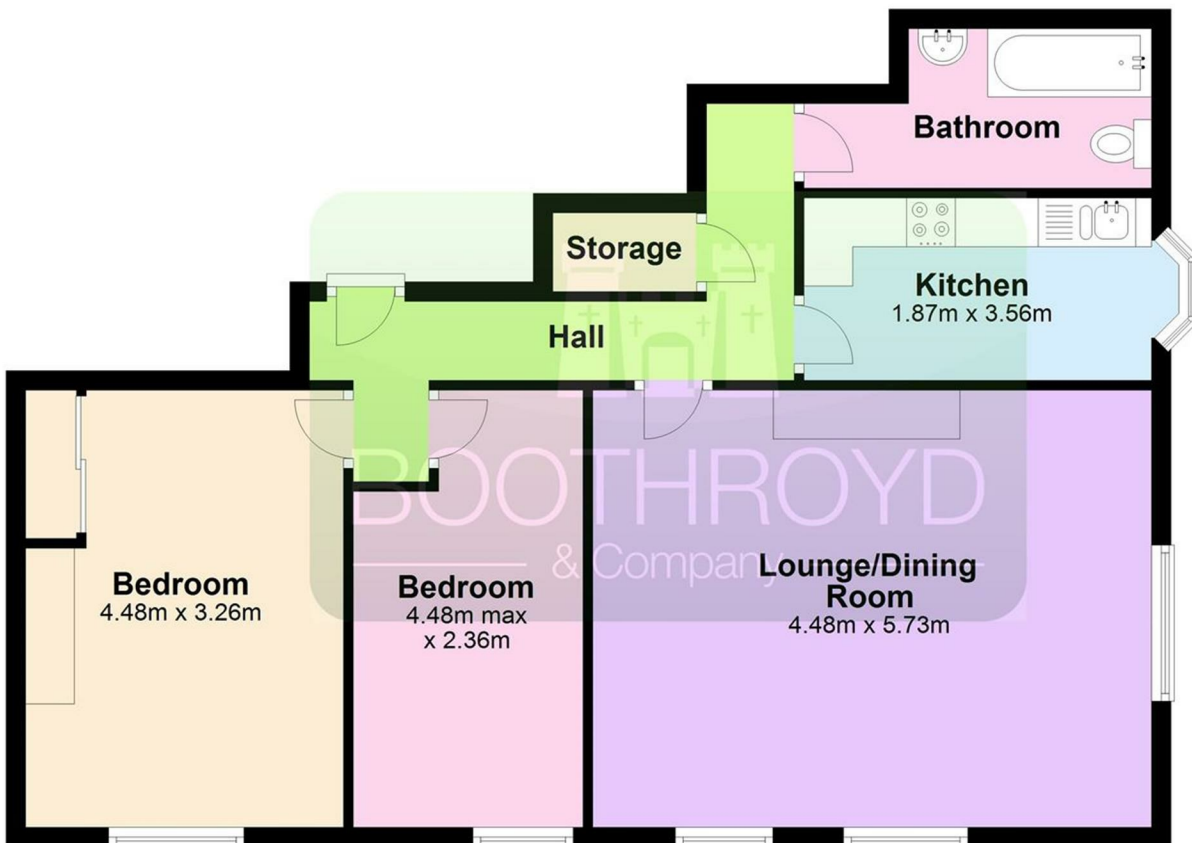
Viewings by arrangement only. Call 01926 857244 to make an appointment.

### 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>		73	82
(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. 72.2 sq. metres



Total area: approx. 72.2 sq. metres