



Spring Lane, Kenilworth

Asking Price £178,500

- Two Bedroom Purpose Built Apartment
- New Carpets & Decor
- Good Size Lounge/Dining Room
- Energy Rating - F 34
- Bathroom With Shower
- No Onward Chain
- Galley Kitchen
- Two Double Bedrooms Both With Wardrobes
- Double Glazing And Electric Night Storage Heating
- Warwick District Council - Tax Band B

Spring Lane, Kenilworth CV8 2HD

A purpose built two-bedroom first floor apartment conveniently located close to Kenilworth Town centre, the railway station, and the beautiful Abbey Fields. Offered for sale with no onward chain and has been recently redecorated and re carpeted and would make an ideal first time buy or investment project. With a 999 year lease and freehold garage en bloc. The accommodation comprises; communal hall, L shaped reception hallway, gallery kitchen, spacious lounge/dining room, two double bedrooms both with wardrobes and a bathroom with shower.



Council Tax Band: B



Approach

Over a communal paved pathway with attractive beech hedging, Upvc double glazed communal door with stairs rising to a first-floor with useful private storage cupboard with hanging and shelving ideal for a bicycle, and front door into the

L-Shaped Reception Hall

With central ceiling light, smoke alarm, wall mounted original fuses and electric isolator, door to airing cupboard housing the lagged copper cylinder and slatted shelving.

Kitchen

7'11" x 6'4"

Fitted with white wood grain effect matching base and wall units with marble effect rounded edge work surfaces with white composite sink with chrome mixer tap, slot in Zanussi oven with four ring gas hob and illuminated extractor hood over, and washing machine included in the sale, ceramic tiling to splash backs, ceiling strip light, double glazed window overlooking Spring Lane.

Lounge/Dining Room

15'6" x 11'11"

A spacious room with double glazed window to front, ceiling light, coving, Dimplex storage heater, feature composite fireplace with marble hearth an inset living flame effect electric fire.

Inner Hall

With ceiling light, smoke alarm, and door to

Bedroom

13'3" x 9'5"

With double glazed window overlooking the garage courtyard and St. Nicholas school playing fields beyond, range of matching bedroom furniture with vanity table, bedside table and built-in wardrobes with hanging and shelving, Dimplex storage heater.

Bedroom

8'5" x 8'10"

With double glazed window to rear, ceiling light, built in wardrobes with hanging and shelving.

Bathroom

With a three piece champagne coloured suite with low level w.c, pedestal wash hand basin, panelled bath with Triton electric shower over, ceramic tiling to walls, mirrored vanity cabinet, ceiling light, opaque double glazed window to side, heated electric towel rail.

Garage

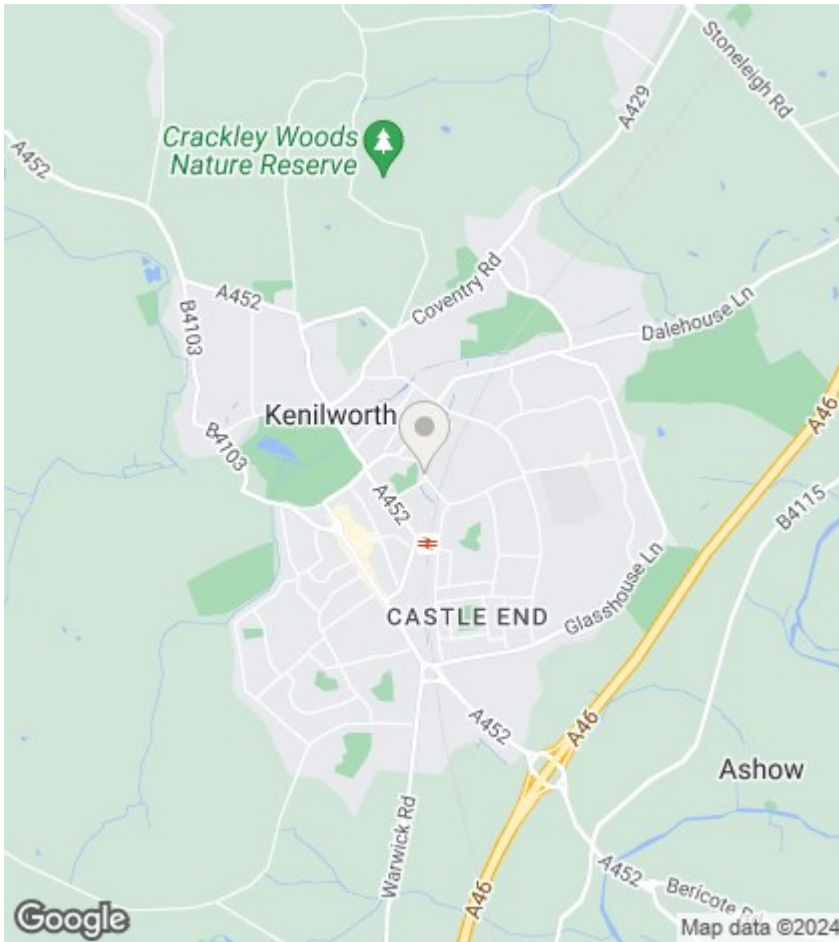
Freehold garage en-block accessed from Whateleys Drive into a tarmacadam forecourt with metal up and over door to front.

Tenure

We are advised that the property is held on a 999 year lease from 1967. There is currently a service/maintenance charge of £55 per calendar month, and a ground rent of £6.50 payable every six months. This information should be verified by your Solicitor.

Fixtures And Fittings

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



Viewings

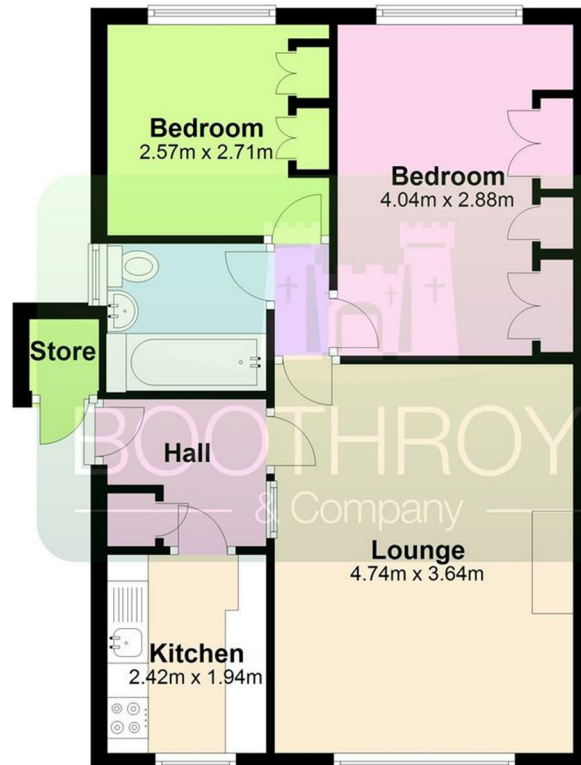
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Top Floor Flat

Approx. 51.3 sq. metres



Total area: approx. 51.3 sq. metres