



## Coniston Grange, Priory Road, Kenilworth, CV8 1LL

Offers In The Region Of £195,000

- Two Bedroom First Apartment For The Over 55's
- Attractive Lounge/Dining Room
- Two Double Bedrooms
- Share Of The Freehold
- First Come First Serve Parking
- Refitted Kitchen & Shower Room
- Energy Rating C - 69
- Electric Heating & Double Glazing
- Close To The Town Centre
- Warwick District Council - Tax Band B



# Coniston Grange, Priory Road, Kenilworth CV8 1LL

A bright and airy first floor apartment with interesting views across Kenilworth on the sunny south side of the development. The apartment is located in the heart of the town centre, close to the beautiful Abbey Fields and train station. The property has a share of the freehold with each apartment owner being a Director in the Coniston Grange management company. The property is approached across a communal entrance hallway and offers; L shaped reception hall, two/three useful storage cupboards, lounge with triple window aspect, re-fitted kitchen with integrated oven and hob, re-fitted shower room with electric walk-in shower cubicle, two bedrooms. There is a communal laundry downstairs and a communal guest suite on the first floor for visitors to use. The property is offered for sale with full double glazing and no chain for the over 55's.



Council Tax Band: B



### Entrance

Approached across a communal entrance hallway with secure intercom front door, entry system leading into the main reception communal hallway with stairs and lift rising up to a first floor apartment with a panelled front door leading into the

### Reception Hall

With central ceiling light, wall mounted electric convection heater, two large storage cupboards both with fitted shelving, one housing the electric isolation unit and coat hooks, further airing cupboard with an Ariston water heater and slatted shelving, panelled door through to the

### Lounge

14'6" x 10'1"

A particularly bright and airy room with a lovely southerly front facing aspect with a triple window, three replacement double glazed windows, lovely bow window to front, living feature fireplace with marble composition inset and hearth with electric fire, intercom telephone for front door, wall mounted replacement Dimplex electric convection heater, coving, central ceiling light, door to the

### Kitchen

10'9" x 6'2"

Beautifully fitted with a range of matching cream fronted base and wall units with brushed steel handles and wood block effect rounded edge works surfaces, single stainless steel sink with chrome mixer tap, integrated John Lewis single electric fan assisted oven with grill, four ring Halogen hob, space for under counter fridge and freezer, ceramic tiling to splash back areas, vinyl flooring, central ceiling light, space for slim-line dishwasher, double glazed window to front.

### Bedroom One

9'10" x 9'3"

With louvered fronted double wardrobe with hanging rail and shelf over, wall mounted electric storage heater, replacement double glazed window to side, central ceiling light, t.v. aerial point.

### Bedroom Two

14'6" x 6'7"

With wall mounted Dimplex electric heater, wooden framed double glazed window to front, central ceiling light, two fitted wall shelves, built-in louvered fronted cupboards/wardrobe with a range of fitted shelving and hanging rail

### Refitted Shower Room

With a three piece re-fitted white suite, low level w.c., pedestal wash hand basin, walk-in shower cubicle with sliding perspex shower screen, Mira electric shower, ceramic tiling to full height to all walls and contrasting grey tiling to floor, wall mounted heated electric white towel rail, vanity mirror cabinet, central ceiling light, extractor fan.

### Outside

The property is surrounded by well kept and maintained communal gardens with majority laid to lawn with well kept borders and screening hedging, parking on a first come first served basis with lined parking bays, there is also permit parking available on Priory Road.

### 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.

### Tenure

The property is leasehold.

### Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### Fixtures and Fittings

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









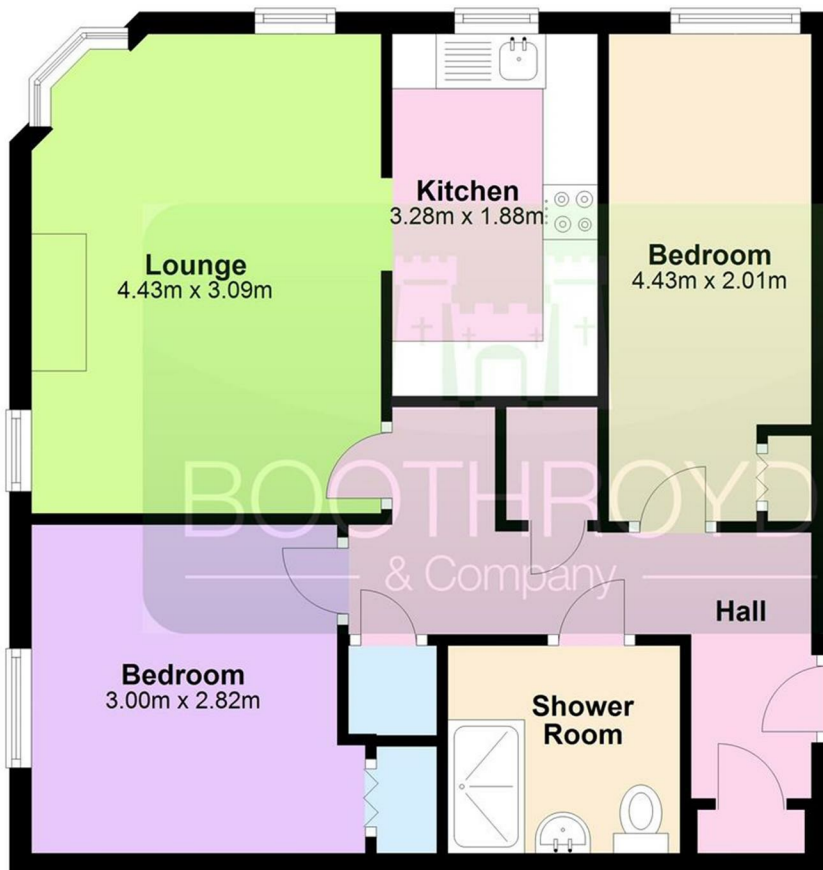


## Viewings

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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(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	



Total area: approx. 53.3 sq. metres