



Framlingham Grove, Kenilworth

Asking Price £117,000

- One Bedroom Ground Floor Apartment
- Secure Communal Entrance
- Parking Space
- Fitted Kitchen With Appliances
- No Onward Chain
- *Low Service Charges and 954 Year Lease*
- Full Double Glazing And Electric Heating
- Well Kept Communal Gardens
- EPC Rating D - 64
- Council Tax Band A

Framlingham Grove, Kenilworth

An attractively situated and well presented ground floor studio apartment overlooking an attractive communal garden to rear end with designated parking. Located within a safe and secure well managed development with full double glazing, electric central heating, fittings and furnishings throughout. Secure communal entrance, front door into lobby, private front door to hall, shower room, spacious studio living bedroom, well fitted kitchen with appliances. The property is available for sale furnished and equipped with projected rental of £700pcm.



Council Tax Band: A



THE PROPERTY

This ground floor attractively presented studio apartment is ideal for a first-time buyer, investment buyer, or weekday residence offered for sale with onward chain. The electrically heated refurbished accommodation is situated in a modern purpose-built block, having designated parking and with this particular apartment overlooking the attractive maintained communal gardens. The property is held on a 999 year lease from 1st January 1980 there are 954 years unexpired. There is an annual maintenance charge of £660 per calendar year equating to £55 per month which is payable to Marston the management agents based in Coventry.

ENTRANCE

Security entry door system into communal hallway, being carpeted, staircase leading to 1st floor accommodation, further door to outside, time lighting and entry door to number 16.

LOBBY

With inner door to apartment and door to shower room

RE-FITTED SHOWER ROOM

6'3" x 5'6"

Fully tiled to all walls and flooring and being attractively refitted with a white suite with large double shower, electric shower fitting and glazed shower screen, pedestal wash hand basin, low-level WC, extractor fan, chrome heated towel warmer/radiator, built-in airing cupboard with hot water cylinder with immersion heater, and slatted shelving. Electric fan heater.

STUDIO BED SITTING ROOM

14'6" x 9'10"

Two double glazed windows overlooking the attractive lawned communal gardens, single bed and mattress, wall hung mirror, cubicle storage, floor and table lamps, tv cabinet and Samsung tv, desk and chair with grey fabric chair, wall mounted bike bracket. Electric convector radiator, TV aerial point, carpeting, two centre light points, single door built in cupboard, and door to

FITTED KITCHEN

9'3" x 7'11"

Comprehensively fitted with base and wall units, rounded edge work surfaces. Ceramic tile splash backs, three wall mounted cupboards, single drainer stainless steel sink unit beneath the window with attractive outlook, fitted drawers, four plate electric cooker with oven and grill, automatic washing machine,

undercounter refrigerator, undercounter freezer, microwave and further work surface, tiled flooring, fan heater.

OUTSIDE

The property is approached via a tarmacadam driveway to a designated car parking space within the rear parking courtyard. There is a screened bin store and integral secure bike stores.

COMMUNAL GARDENS

The attractively maintained lawned communal gardens surround the property with this particular property having benefit of an attractive rear outlook over the gardens. Communal drying area.

LEASE INFORMATION

The property is held on a 999 year lease from 1st January 1980 there are 954 years unexpired. There is an annual maintenance charge of £660 per calendar year equating to £55 per month which is payable to Marston the management agents based in Coventry.

FIXTURES AND FITTINGS

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

SERVICES

Mobile coverage

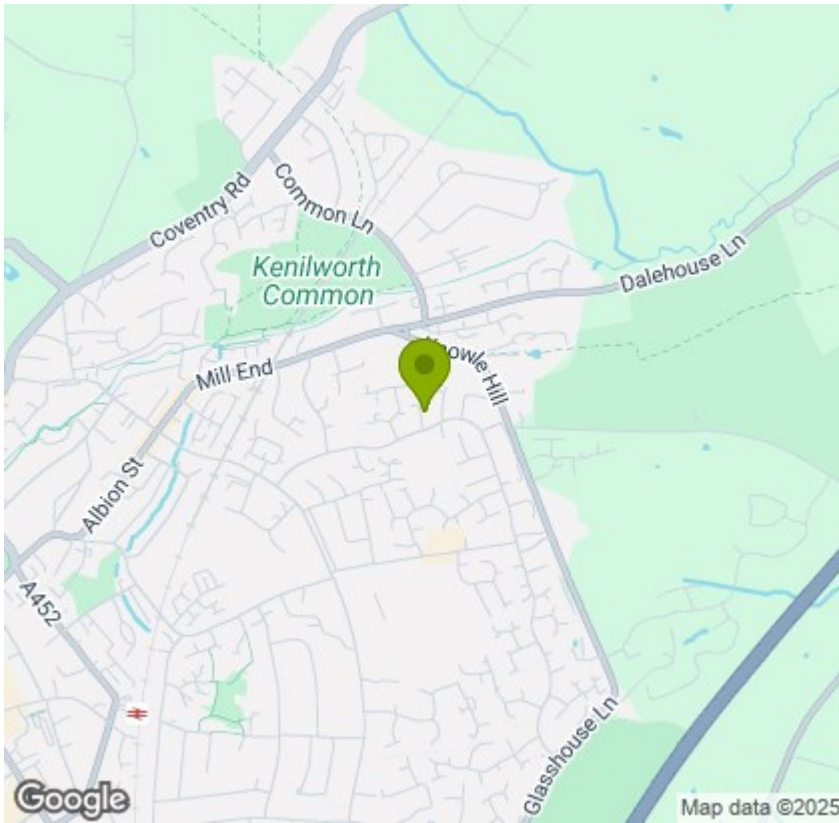
EE
Vodafone
Three
O2

Broadband

Basic
3 Mbps
Superfast
77 Mbps

Satellite / Fibre TV Availability

BT
Sky



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 25.7 sq. metres