BOOTHROYD
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The Paddocks, Holmewood Close, Kenilworth

Offers Over £199,950

- Character Two Bedroom Ground Floor Apartment
- Living/Dining Room
- Fitted Kitchen With Appliances
- Private Courtyard Garden
- Warwick District Council Tax Band B
- Secure Entrance Intercom
- Energy Rating D - 68
- Bathroom with Shower
- Allocated Parking
- Redecorated and New Carpets

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Flat 5, The Paddocks Holmewood Close, Kenilworth CV8 2JE

A character, two-bedroom, ground floor apartment, located in an attractive apartment conversion, providing easy access to both the town centre of Kenilworth and the beautiful Abbey Fields, with the benefit of a private rear courtyard. The property is leasehold with all owners owning a share of the freehold. The apartment has the benefit of off-road parking in a safe and secure development. The property offers: a large communal landing leading into the main reception hallway, a living room, a re-fitted kitchen with integrated appliances, two good-sized double bedrooms, a three-piece bathroom with a shower over bath and outside parking for one vehicle plus visitor spaces. The property benefits from full gas-fired central heating, double glazing and is offered for sale with no chain. This would make an ideal investment property or a first-time buy, with a projected rental of £1000 per calendar month.

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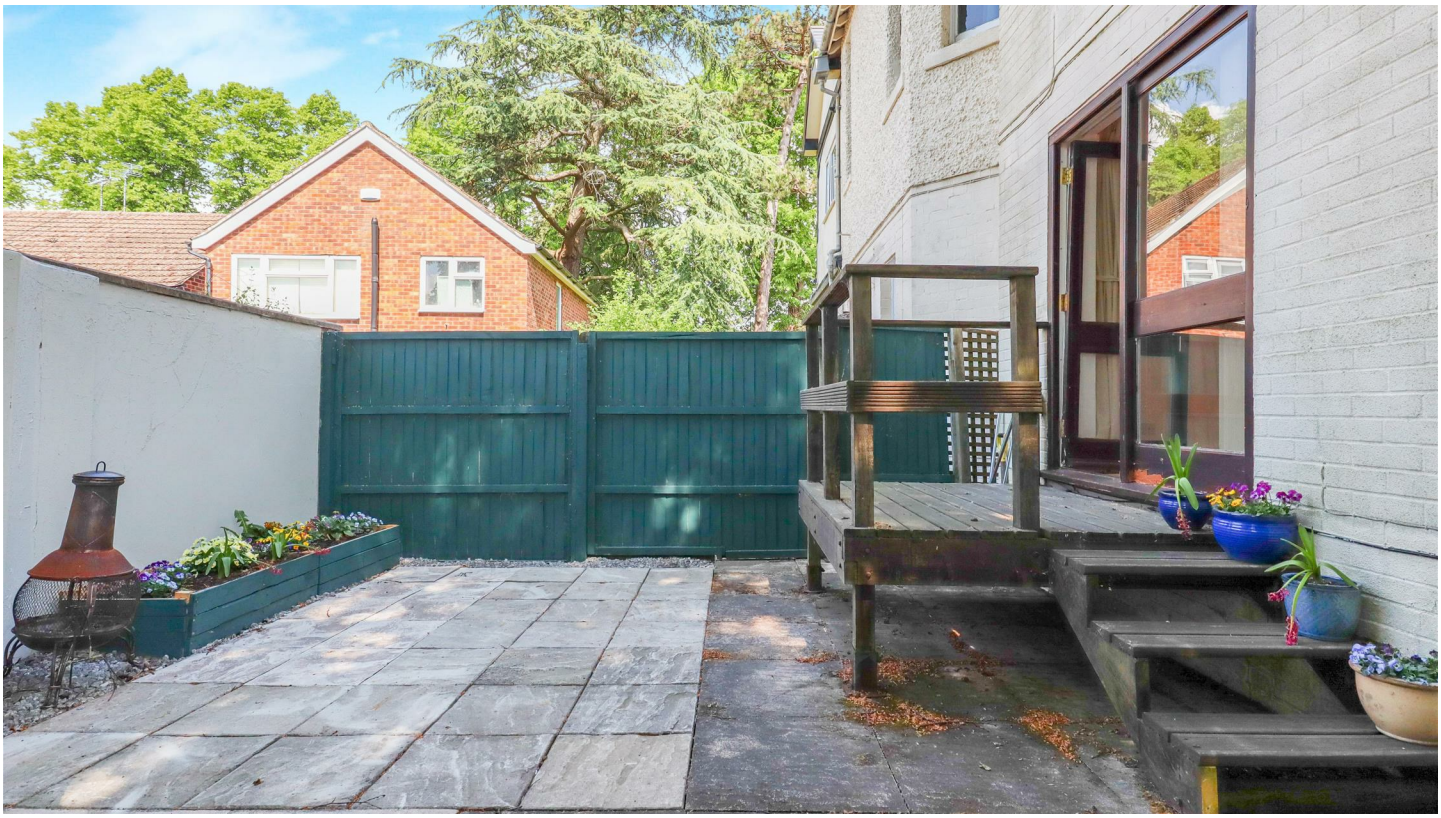
Council Tax Band: B



Entrance
Approached through a main communal entrance with an intercom system, courtesy ceiling light, inner door leading to

Hall
Intercom front door entry system, black polished ceramic tiling to floor, radiator, ceiling spotlights, useful storage cupboard with fitted shelving, door through to

Lounge
With wood strip floor, radiator, ceiling light, t.v. aerial point, wooden-framed double-glazed French doors onto the private raised deck and courtyard.

Kitchen
6'4" x 7'6"
Fitted with a range of matching wood grain effect base and wall units with black marble effect rounded edge work surfaces, integrated eye level Siemens single electric fan assisted oven, gas hob and concealed extractor hood, integrated under counter fridge freezer, freestanding Hotpoint washing machine, concealed wall mounted Worcester combination boiler servicing the hot water and central heating, wooden framed double glazed window to side, ceiling down lights, range of double power points, single drainer stainless steel sink unit with central chrome mixer tap, ceramic tiling to floor and splash back.

Double Bedroom One
10'10" x 8'7"
With radiator, wooden framed double glazed window to rear private courtyard, central ceiling light and with new carpet.

Double Bedroom Two
8'8" x 11'1"
With upvc double glazed window to front, ceiling light, radiator, telephone point, high level wall mounted 17th edition electric isolation unit and with new carpet.

Bathroom
Three piece white suite, low level encased w.c., half pedestal wall mounted wash hand basin, steel ebath with central chrome mixer tap with shower attachment, ceramic tiling to full height to bath and half height to remainder, shower curtain rail, central ceiling light LED light, black ceramic tiles to floor, opaque wooden framed double glazed window to side, heated chrome towel rail and extractor fan.

Rear Courtyard
Attractive part rendered walled private courtyard laid to paving with raised planters with summer plants, raised rail deck leading from the living room

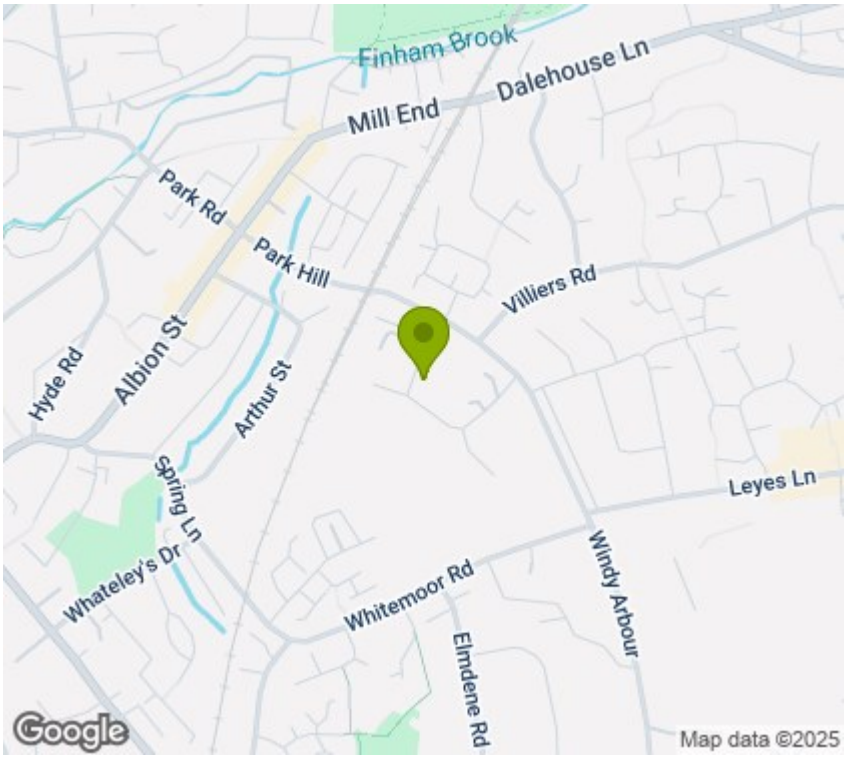
Parking
There is one allocated parking space, together with visitor parking on a first-come, first-served basis.

Services
The property is self-managed by the residents and called "The Paddocks Management Company". The lease has a term of 999 years with 992 years remaining. The service charge is £150 per calendar month, which includes building insurance, maintenance and cleaning of communal areas, window cleaning and the ground rent.

Tenure
The property is leasehold with a Share of the Freehold.

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

Virtual Staging
Please note that this property has been virtually staged.

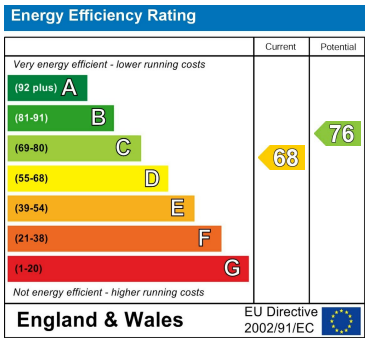


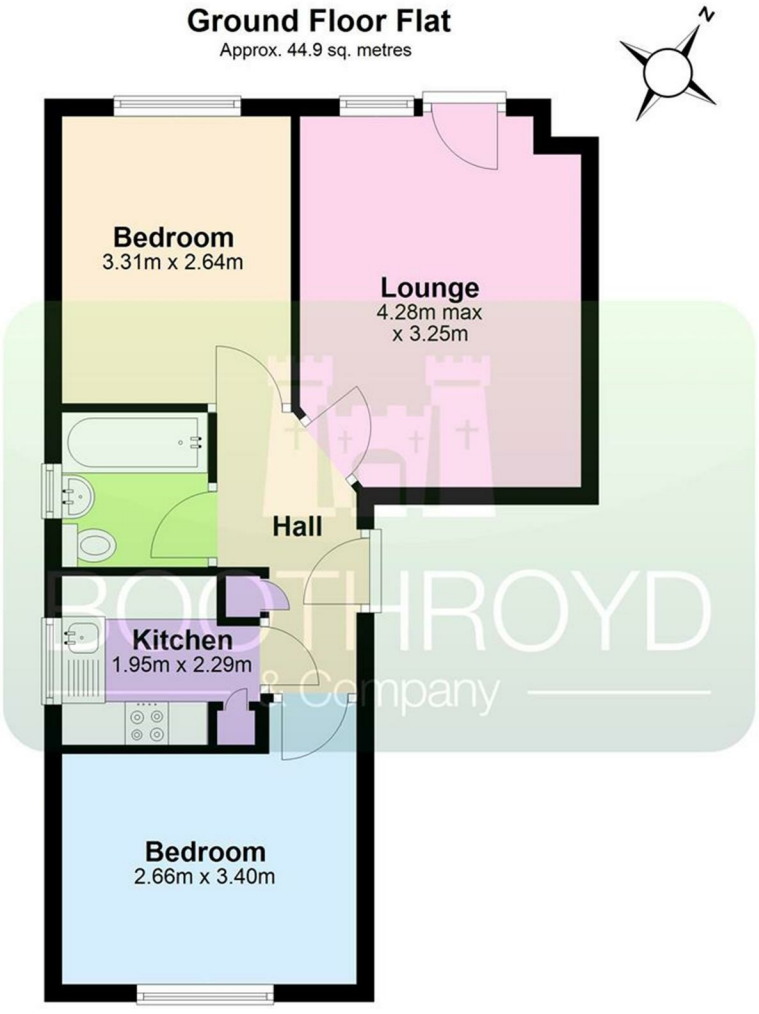
Viewings

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

EPC Rating:

D





Total area: approx. 44.9 sq. metres

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