



Walkers Way, Kenilworth

Offers In The Region Of £184,950

- Two Bedroom Ground Floor Apartment
- Communal Hall And Reception Hall
- Fitted Kitchen
- Private Patio For Summer Sitting
- Safe Gated Development Close To Town
- Living Dining Room with French Doors Onto The Patio
- Energy Rating C - 72
- Bathroom With Shower
- 1 Allocated Parking Space Plus Visitors
- Warwick District Council Tax Band B

9 Walkers Way, Kenilworth CV8 1RG

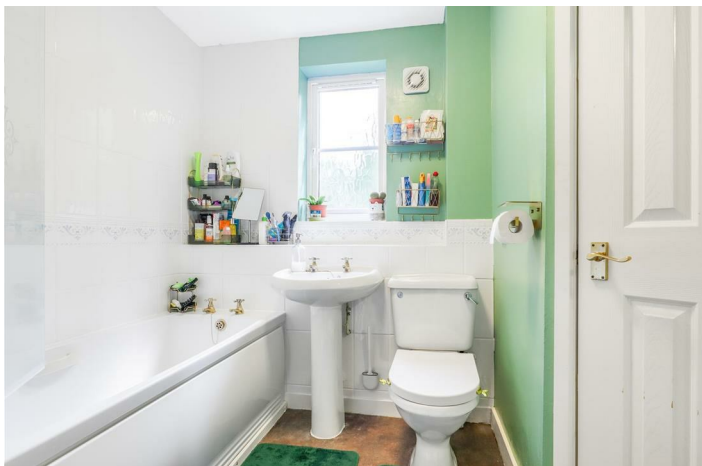
This attractive two-bedroom ground-floor apartment, built by David Wilson in 2001, is situated in a courtyard location with secure wrought iron gates. The lounge features French doors that open onto a lovely patio.

The accommodation includes a communal hall, a reception hallway, two bedrooms (one with fitted wardrobes), and a white bathroom suite with a shower. Additionally, there is a lounge/dining room and a fitted kitchen. The apartment benefits from full double glazing and electric night storage heaters.

This property is an ideal choice for a first-time buyer, an investment opportunity, or someone looking to downsize, with a projected rental value of £1,000 per month. Internal viewing is highly recommended.



Council Tax Band: B



Entrance

Approached via a communal intercom-controlled hardwood door with matching glazed insets leading into the

Reception Lobby

With a hardwood panelled front door with door doorbell chime and a spy hole, leading onto the

Hall

Featuring inset matting, a wall-mounted isolation unit, an intercom telephone system, and a door leading to a useful storage cupboard, this room also includes a Creda wall-mounted electric night storage heater, central ceiling light point, smoke alarm, and another ceiling light point. There is a panelled door leading to the

Kitchen

8'0" x 7'10"

The kitchen is extensively designed with a range of matching cream-fronted base and wall units, complemented by marble-effect rounded edge work surfaces. It features a single drainer stainless steel sink unit with a mixer tap, along with a New Logik four-ring induction hob and a Stoves double oven with grill below. There is space and plumbing available for an automatic washing machine, as well as room for a large upright fridge/freezer and a slimline dishwasher. The work areas are decorated with ceramic tiling, and a double-glazed window offers views over the woodland coppice. The kitchen is well-lit, featuring three ceiling spotlights and an illuminated extractor hood above the oven. Additionally, there is a large 3/4 height storage cupboard and vinyl floor covering throughout.

Lounge/Dining Room

19'2" x 10'9"

The new Blyss panel convection heater includes an aerial point, a telephone point, and double-glazed French doors. There is a window that overlooks the courtyard and patio, and two central ceiling light points are installed. Additionally, there is a wall-mounted electric night storage heater and a range of power points fitted throughout. Another double-glazed window offers a view of the woodland coppice.

Double Bedroom

16'5" x 8'10"

Featuring a Creda wall-mounted electric night storage heater, this room has a double-glazed window overlooking the courtyard. It includes a central ceiling light point, double mirror-fronted wardrobes with a hanging rail and fitted shelf, as well as power, telephone, and TV aerial points.

Bedroom Two

8'9" x 6'0"

With wall wall-mounted electric heater, telephone point, power points, central ceiling light, double glazed window with views towards woodland coppice.

Bathroom

The bathroom features a three-piece white suite, including a low-level WC, a pedestal wash hand basin, and a panelled bath equipped with a Triton Enrich electric shower. The walls are fully tiled around the bath and half-tiled around the basin and WC. The floor is covered with vinyl, and there is a central ceiling light fixture, an electric down heater, and a shaver point. Additionally, a panelled door leads to the airing cupboard, which contains a new lagged copper cylinder and a fitted immersion heater, along with slatted shelving. The room also has a central ceiling light and an extractor fan.

Outside

Within the tarmacadam courtyard is allocated parking for one car located immediately to the side of the patio area. There is an enclosed bin store and well-kept communal gardens with a variety of shrubs and plants set behind wrought iron railings and electric gated entry system.

Patio

Outside slabbed patio seating area with space for a small table and chairs.

Tenure

The property is leasehold.

Services

All mains services are connected;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
80 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Service Charge

There is 101 years remaining on the lease. The managing agents are First Port, annual service charge of £2,850 and with ground rent of £150 per annum.

Fixtures & 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.

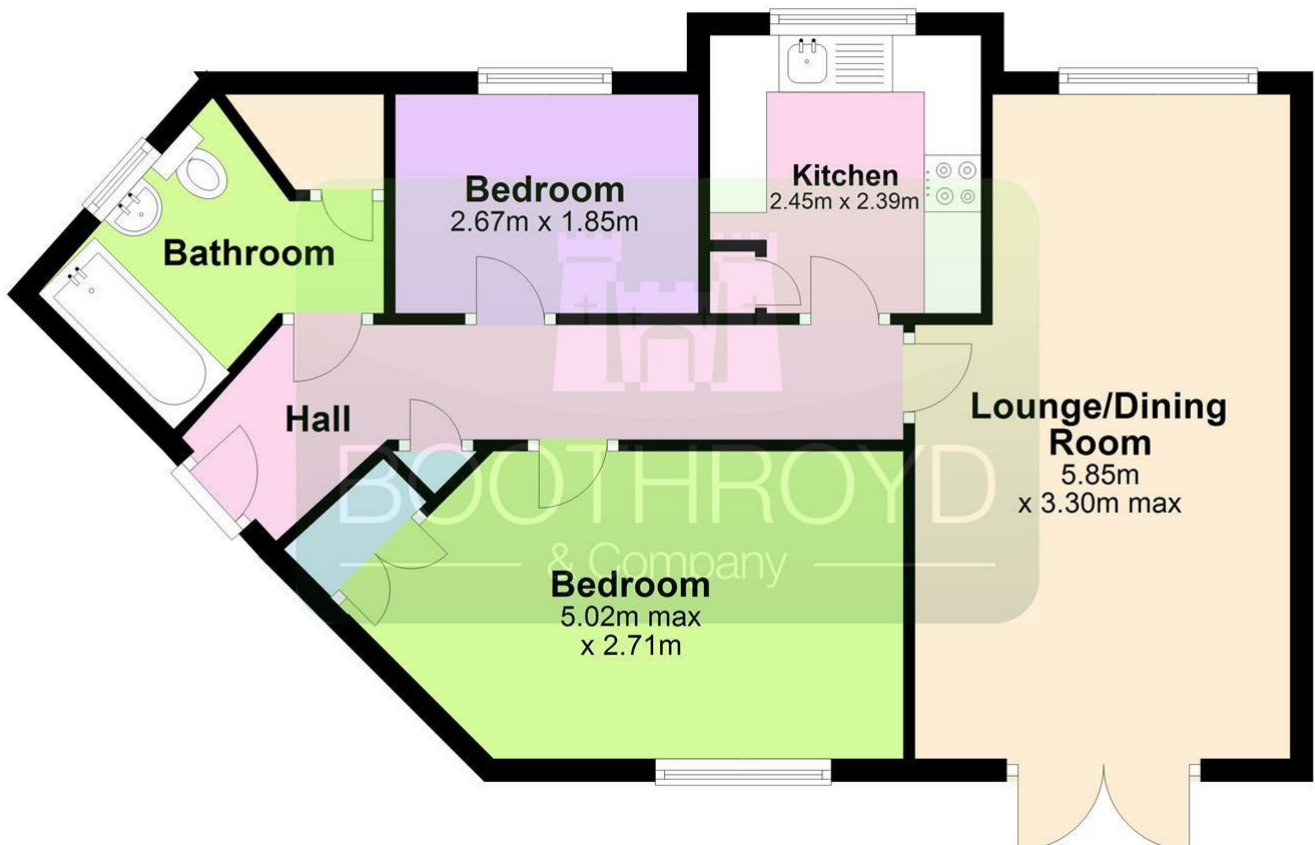
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 55.9 sq. metres



Total area: approx. 55.9 sq. metres